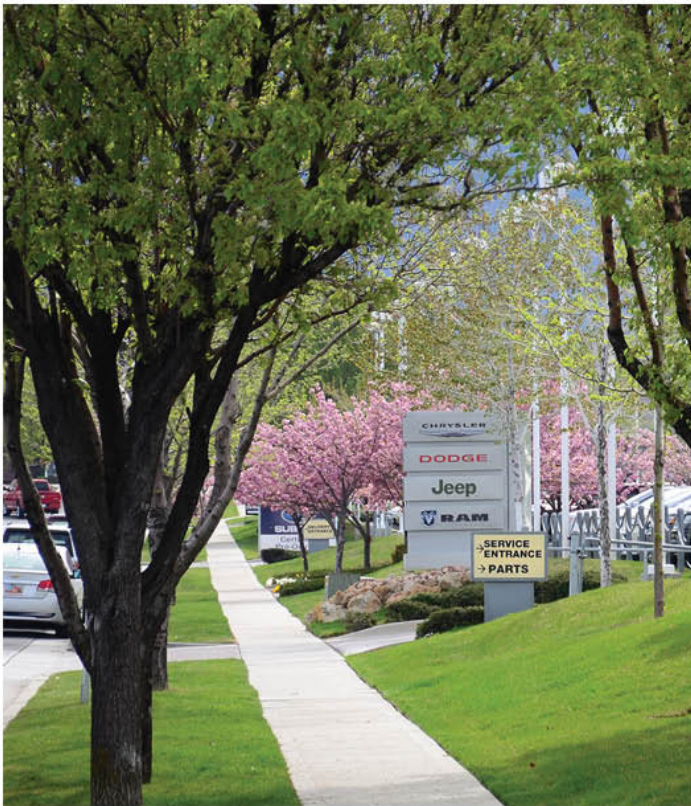


# **SANDY AUTO MALL DEVELOPMENT MASTER PLAN**

**Revised June 16, 2015**



**DEVELOPMENT MASTER PLAN**

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## **Chapter 1 - Project Objectives**

### **PREFACE**

The Development Master Plan describes the infrastructure and common area design and delineates the design objectives, goals, and principles which will govern developments within the auto mall area. The Master Plan is a guide to assist architects and planners and should be used in conjunction with Section 15-32 Automall District of the Sandy City Development Code. It is the standard by which the Automall Architectural Review Committee and Sandy City Planning Commission will measure compliance of individual developments to the objectives and goals.

All site plans, building elevations, sign, and landscape plans must be submitted to the Automall Architectural Review Committee for approval. Developers are required to demonstrate that their proposed development achieves the Master Plan goals.

Deviation from the standards may be permitted if the developer can show that the design meets the intent and spirit of the Master Plan. Designers should use their creative talents to achieve the project objectives while satisfying the needs of the individual landowner. Numerous alternatives and solutions are possible, acceptable, and desirable.

Illustrations referred to in the Master Plan can be found at the end.

**CHAPTER 1: PROJECT OBJECTIVES**

**1.01 PURPOSE OF MASTER PLAN**

- A.** Provide an area that brings together multiple automobile retail and service facilities in Sandy City in a common environment that enhances and stimulates automobile sales. Reflect the overall extension of the Sandy City Cairns Theme of “Sandy, Where Mountain Meets Urban”.
- B.** Create a uniform planned development of project sites with superior aesthetic appeal while encouraging and promoting the highest possible retail sales and other business interests of area users.
- C.** Provide specific examples of options with respect to design, layout, and architectural character in the Automall District. It is intended to guide, stimulate, and encourage a wide range of artistic expression within an established set of aesthetic parameters.

**1.02 DESIGN ISSUES**

- A.** Develop a pleasing and uniform infrastructure and road layout which enhances circulation, safety, and visual exposure of businesses within the zone, and develop an architectural theme implementing a wide range of architectural expressions consistent with the “Mountain Meets Urban” Theme as it relates to the function of automobile dealerships, tools, and decorative adornment.
- B.** Create a design theme consistent with Sandy City's economic and aesthetic goals, compatible with the climate, terrain, and setting of an intermountain west community located at the base of the Wasatch Mountains, within minutes of world class ski resorts.
- C.** Recognize the functional program requirements of a new car dealership as a "for-profit" business entity and a showcase of modern automotive technology and maximize retail potential.
- D.** Take advantage of freeway exposure, accessibility, visibility, and unique location of the site within the Salt Lake valley, recognizing the needs of a rapidly expanding population base within the market area.

**1.03 COMMON AREA PLAN GOALS**

## Chapter 1 - Project Objectives

- A. Streetscape** - Create a uniform treatment and design for streets, sidewalks, drive approaches, park strips, intersections, entrances, and street lights.
- B. Landscape:**
  - 1. Provide a uniform landscape and display setback area along all rights-of-way that creates an interesting pedestrian experience while displaying vehicles in a creative way, consistent with the “mountain meets urban” theme of the larger Cairns District.
  - 2. Provide uniform and organic placement and spacing of street trees or tree groups that reflects the Mountain Meets Urban theme for the Sandy City Cairns area.
  - 3. Create a common palette of trees, shrubs, and groundcovers to be used in landscape areas.
  - 4. Provide space for feature landscaping and vehicle display.
- C. Entries** - Provide identification at 10600 South, State Street, and along Interstate 15 to designate the auto mall area and the entrances thereto.
- D. Signage** - Provide uniformly sized and designed, monument-type street identification signs that reinforce the Mountain Meets Urban theme.

### 1.04 SPECIFIC SITE DEVELOPMENT GOALS

- A. Vehicle Display:**
  - 1. Create an exterior display which exposes customers to general product line information.
  - 2. Design customer areas with a consistently high quality and be compatible with other dealerships within the auto mall area.
- B. Access and Circulation:**
  - 1. Provide easily identifiable access and circulation pathways upon entering a site.

## Chapter 1 - Project Objectives

2. Arrange vehicle displays so that customers can avoid street traffic and safely and conveniently walk and/or drive between adjoining dealerships.
  3. Eliminate physical barriers between properties.
  4. Where possible, combine drive approaches, parking, storage, display, and loading areas.
- C. Continuity** - Provide physical and visual continuity, giving the entire area the appearance of a single homogenous entity.
- D. Architectural Compatibility** - Building mass, materials, and exterior appurtenances should be aesthetically pleasing and in character with the style and proportion of other surrounding dealerships as recommended by the Automall Architectural Review Committee and Planning Commission.
- E. Building Placement:**
1. Buildings on differing sites should be uniformly setback and positioned together.
  2. Landscaping and other site improvements should be placed in the clear space between buildings more or less in line with the face of buildings, creating a separation between front display and rear service and storage areas and continuity between building sites.
- F. Parking:**
1. Require adequate and appropriately located space on each site to accommodate customer, employee, service, vehicle display, and storage requirements.
  2. Require appropriate space for on-site loading, unloading, and other operations.
  3. Parking areas for auto dealerships shall be treated as inventory display areas, rather than parking lots, and thus will not be subject to the typical parking lot landscape requirements as required by the Sandy City Development Code.
- G. Service and Storage Areas:**
1. Use appropriate landscaping and other visual barriers to separate backlot service, inventory storage, and other unsightly areas from display areas.

## Chapter 1 - Project Objectives

2. Interconnect screens between adjoining sites to create a continuous line from one end of the project to the other.
- H. Building Design and Materials** - Provide architectural criteria and design guidelines for the purpose of establishing compatible architectural character and style, form and massing, thematic unity, and consistency of materials and finishes.
- I. Lighting** - Create display areas which are uniformly lit with pole lights of the same type, height, spacing, finish, lamp characteristics, and intensity.
- J. Arterial Frontages** - Make State Street and 10600 South Street frontages harmonious with Sandy Civic Center area.
- K. Landscaping:**
1. Establish a common minimum level of landscaping installation throughout the automall to provide continuity in landscaping between dealerships.
  2. Establish a commonality in the type and location of landscaping materials. This should reinforce the Mountain Meets Urban theme.
  3. Set forth minimum maintenance standards and requirements.
- L. Signage:**
1. Allow business identification from streets.
  2. Maintain uniform design and placement of signs within sites and on buildings.
  3. Encourage creative and artistic flexibility while maintaining continuity and scale.
  4. Control information and directional signage at streets and within sites.
- M. Security** - Allow appropriate methods which have common materials and design for individual automobile dealership security.

**CHAPTER 2: AUTO MALL DISTRICT**

**2.0 BOUNDARIES**

The area bounded by 10600 South on the North side, State Street on the East side, Interstate 15 on the West side, and 11000 South on the South side. See Illustration #1, Area Plan.

**2.02 USES WITHIN THE AUTO MALL DISTRICT**

- A.** The Auto Mall District is a regional commercial zone containing general commercial use areas and automotive dealership use areas. Automotive dealership use areas are clustered together.
- B.** Different site development standards may be applied to each type of use (i.e., other auto dealerships as opposed to other uses) within the Auto Mall District as a recognition of differences in location, function, and orientation.
- C.** Refer to Sections 15-32-5 through 9 for permitted and conditional uses in automotive dealership and commercial use areas.

**2.03 STATISTICAL SUMMARY**

<b>A.</b>	Commercial Area	31 Acres (approximately)
<b>B.</b>	Automotive Dealership Area	67 Acres (approximately)
<b>C.</b>	Total	98 Acres (approximately)



**CHAPTER 3: COMMON AREA PLAN**

**3.01 MASTER PLAN ELEMENTS**

- A. Concept** - Although there are numerous landowners within the Auto Mall District, uniformity will be created between all properties by establishing a street system with consistent treatment of streetscape, landscaping, and signage. In addition, lot development standards and architectural controls will be utilized.
- B. Auto Mall Entrances** - Auto mall identification signage and special landscaping and other decorative entrance elements will be installed at the intersections of roads entering the auto mall area on 10600 South Street and State Street. See Illustration #2, Typical Auto Mall Entrance.
- C. Street Treatment** - Each lot shall have uniform treatment within public rights-of-way, including park strips, street trees, pavement and concrete finishes, landscaping, driveway design, sidewalks, street parking turnout areas, and signage. See Illustration #3, Rights-of-Way.
- D. Sidewalks** - Uniform width, design, and placement of sidewalks within rights-of-way will be required.
- E. Landscape Feature Areas** - Special enlarged landscape areas were constructed during the development of the Automall. These areas are generally located on alternating property lines, and are intended to provide areas of refuge for Automall customers. See Illustration #9, Typical Landscape Feature Area Layout Plan. These landscape feature areas may also be converted to auto display areas, for temporary display of vehicles.
- F. Landscape and Display Setbacks** - State Street and 10600 South Street will have landscape setbacks to match the Central Business District for consistency with the general area. All other streets within the auto mall area will have their own consistent setbacks, featuring a display area. Landscaping materials, plantings, and hardscape will be of a consistent and uniform quality.
- G. Streets** - There shall be consistent design of streets, drive approaches, street signage, street lights, street parking, and special decorative pavements.
- H. Freeway Treatments** - A single auto mall identification sign facing freeway and landscaping of the entire length of the freeway right-of-way adjacent to the auto mall together with decorative freeway fencing will be provided or required.

## Chapter 3 - Common Area Plan

- I. **Display Pedestals** - Pedestals were previously allowed in the setback area for feature automobile displays. Existing pedestals will be allowed to remain.
- J. **Enhanced Display Pedestal** – Each dealership will be allowed one enhanced display pedestal on their property, which should be located on a corner or other highly visible location.
- K. **Center Medians** - Medians may be constructed along Auto Mall Drive and Potentially Motor Park Ave, for the purpose of improving street aesthetics and/ or displaying vehicles and furthering the car-centric brand of the Automall. Refer to Illustration #12 Typical Median Design for examples and Illustration #12-1 for potential median display locations. These medians may contain plantings, decorative lighting and other Auto Mall branding and signage.
- L. **Identification Signage** - Each business will have a uniformly sized monument-type sign within the landscape and display setback area. Other identification signage will be located on buildings.

### 3.02 STREET TREATMENTS

- A. **Right-of-Way Widths** - Auto Mall Drive (120 West) and Crescent Way (11000 South) has an 80 foot right-of-way; Holiday Park Drive (160 West) has a 60 foot right-of-way; Motor Park Avenue (10865 South) has a 66 foot right-of-way, except at entrances on 10600 South Street and State Street which are wider.
- B. **Street Width** - See Illustration #3, Rights-of-Way, for street widths and profiles.
- C. **Street Surface** - All streets are asphalt except that at all intersections there is stamped and colored concrete work. Location and width of special concrete areas will vary, depending on intersection.
- D. **Sidewalks** - Within rights-of-way, sidewalks will be located and designed as shown on Illustration #3, Rights-of-Way. Back of sidewalk generally to be located at property line. Sidewalk width to be 4 feet. Surface to have a rough-broom finish with the edges of each section (at perimeter and joints) troweled smooth with a 6 inch trowel. This will give the appearance of a smooth border around a roughened field
- E. **Drive Approaches** - To have uniform design, width, radius, and profile as indicated with decorative paving as described in paragraph 3.02.H. Shared approaches will be utilized where feasible. See Illustration #4, Typical Drive Approaches, and Illustration #15, Typical Driveway Locations. Refer to Development Code requirements for allowable widths, placement, and spacing.

### Chapter 3 - Common Area Plan

- F. Street Signs** - Street identification signs, speed limit signs, stop signs, and "no parking" signs, etc., to have uniform placement and design. See Illustration #5, Street Signs.
- G. Street Parking** - Only permitted in areas specifically designed for such purposes in accordance with configuration shown on Illustration #6, Street Parking; Illustration #6-1, Cross Section BB; and as follows:
1. All street parking shall be for customer use only with one-hour maximum time limit.
  2. All spaces will be parallel to the street.
  3. The number of spaces permitted will be 1 per 100 lineal feet of frontage.
  4. All spaces in front of a single lot must be contiguous.
  5. Each space to be 22 feet long x 9 feet wide with a 30 degree taper to curb line at each end of contiguous spaces.
  6. Minimum distance between drive approach and street parking space to be 45 feet.
  7. Street trees must be relocated where street parking is provided.
- H. Decorative Paving** - Color and pattern to be used at intersections, drive approaches, and street parking to be as follows. Install per Sandy City requirements. Match existing pattern.
1. Options for display areas adjacent to sidewalks are pavers of unified type, material and dimensional sizes. This material should be reviewed with the autodealers association and approved by the Sandy City planning staff.
- I. Street Lights** - The existing street are based on an old City standard. New and replacement lights should meet the current City standard and be coordinated with The Cairns District Theme.
- J. Street Landscaping** - Park strips are to be composed of gravel mulch, landscaping rock and plantings, in coordination with the setback areas. Street trees should be located between back of curb and sidewalk. Use tree type, spacing, and size as called for in Chapter 6, "Landscape Design Criteria," of this Master Plan. Ground cover should be densely planted in gravel mulch areas to stabilize gravel mulch. See Illustration #10, Front Landscape and Display Setback Area Landscaping.

### 3.04 LANDSCAPE FEATURE AREAS

- A.** Landscape areas are generally located on alternating property lines and entrance intersections. These are constructed in the 20 foot landscape and display setback, plus an additional 18 foot radius constructed on private property adjacent to the landscape and display setback area.
- B.** Landscape features have been designed and constructed in accordance with standard plans and details. See Illustrations **#9**, Typical Landscape Feature Area Layout Plan. Refer to Chapter 6, "Landscape Design Criteria," for plant types. Landscape features include the following:
  - 1. Decorative paving matching that described in Paragraph 3.02.H.
  - 2. Raised circular planter and sitting wall with pre-cast concrete cap.
  - 3. Trees, shrubs, ground covers, and flowers matching other feature areas within the district.
  - 4. Uniform light bollards.
- C.** Landscape features may be converted to Auto Display Areas. Refer to Chapter 6.04, C.

### 3.05 FRONT LANDSCAPE AND DISPLAY SETBACK AREA

- A.** Minimum 20 foot landscape strip adjoining right-of-way, required at all streets except that 30 foot will be required along State Street and 10600 South Street. See Illustration #10, Front Landscape and Display Setback.
- B.** Area may contain intermittent sculptured mounds with height ranging from 0 feet to 12 inches in automobile dealership areas and in accordance with the Auto Mall District Ordinance in commercial areas.
- C.** This area will consist of hardscape gravel mulch or turf. The gravel mulch areas should have 70% of the area covered by plants, based on the size of mature plants.
- D.** Areas with varying materials should be separated by a steel or aluminum edging.
- E.** No other improvements are to be located within the uniform front landscape area, except for drive approaches; and approved display areas, display pedestals, monument or directional signage, and hardscape.

### 3.06 FREEWAY TREATMENT

- A. Right-of-way between fence line and asphalt edge of freeway to be landscaped together with a minimum 10 foot landscape strip adjacent to fence on private property.
- B. See Chapter 6, "Landscape Design Criteria," for specific requirements. Basic elements include the following:
  - 1. Lawn over a substantial portion of the area.
  - 2. A variety of deciduous and evergreen trees may be planted at intervals and groupings that will not materially obstruct visibility to auto dealership areas. Intensity at commercial areas to be greater.
  - 3. A variety of shrubs and natural flowers on either side of the right-of-way fence with heights generally no greater than 3 feet.
  - 4. Fencing utilizing black, vinyl covered, chain link with posts and top bars of uniform spacing and design. See Illustration **#11**, Freeway Fence.

### 3.07 DISPLAY PEDESTALS

- A. Each auto dealership has been allowed to construct automobile display pedestals in the 20 feet front landscape setback area. See Illustration **#10** Front Setback Display Area. Existing display pedestals will be allowed to remain.
- B. Lots where display pedestals are allowed to remain must still follow the new landscape and display setback area design, and incorporate pedestals into design.
- C. **Median Displays** – Medians may be located in the center turning lane along Automall Drive, Motor Park Avenue, and 11000 South Street. For examples and potential locations see Illustration **#12** Typical Median Design and **#12-1** Median Display Pedestal Potential Locations. Approval by the Public Works Director is required for any medians to be added to the public right-of-way. Refer to section 6.01 (E) of this document for additional median design details.

### 3.08 ENHANCED DISPLAY PEDESTALS

- A. Each dealership will be allowed one enhanced display pedestal on their property, which should be located on a corner or other highly visible location. The intent is to allow each dealership some creative flexibility to design a display pedestal that is unique to each dealership, while respecting the overall landscape theme of "mountain meets urban."

## **Chapter 3 - Common Area Plan**

1. The pedestal may have a height greater than 24 inches, but not greater than 48 inches. Size to be approximately 8 feet wide x 16 feet long. Pedestals may have a different shape such as oval or round if approved by the Automall Architectural Review Committee.
2. The pedestal may integrate one permanent monument sign built to conform to the City's Development Code Standards.
3. Pedestals to have architectural finishes compatible with monument signage and building architecture. Use decorative concrete on horizontal surfaces where appropriate.
4. Vehicle access will be from the rear at grade and, if elevated, by means of moveable wheel ramps.
5. Front edge of pedestal to be no closer than 2 feet to property line, but may not be located within the site visibility triangle as defined in the City's Development Code.
6. Incorporate appropriate hardscape so as to permit pedestrian circulation and landscaping to soften the appearance and height above grade.
7. Minimum distance from drive approach to be 30 feet.

### **3.09 SIGNAGE**

- A. Uniform Automall identification signage has been provided in landscape medians at major entries to the auto mall area. A freeway pylon identifying the auto mall will also be provided.
- B. See Chapter 7 for information and details regarding area identification signage.

## Chapter 4 - Site and Building Design – Dealership Areas

### **CHAPTER 4: SITE AND BUILDING DESIGN - DEALERSHIP AREAS**

#### **4.01 GOALS AND OBJECTIVES**

- A. Arterial Frontages** - Make State Street and 10600 South Street frontages harmonious with Sandy Civic Center area.
- B. Vehicle Display** - Create an exterior display which exposes customers to general product line information. Design customer areas to have a consistently high quality and to be compatible with other dealerships within the auto mall area. Presentation of vehicles within the setting of a uniform streetscape and with attractive landscaping, building design, and signage reinforces the vehicles' desirability.
- C. Access and Circulation** - Provide easily identifiable access and circulation pathways upon entering a site. Arrange vehicle displays so that customers can avoid street traffic and safely walk or drive between adjoining dealerships. Eliminate physical barriers between properties. Where possible, combine drive approaches, parking, storage, display, and loading areas
- D. Continuity** - Provide physical and visual continuity, and eliminate barriers between sites to give the entire area the appearance of a single homogenous entity.
- E. Architectural Compatibility** - Building mass, materials, and exterior appurtenances should be aesthetically pleasing and in character with the style and proportion of other surrounding dealerships.
- F. Building Placement** - Buildings on differing sites should have similar setbacks. Placement of existing buildings on adjoining sites must be considered. Landscaping and other site improvements should be placed in the clear space between buildings more or less in line with the face of buildings, creating a separation between front display and rear service and storage areas and a continuity between building sites.
- G. Parking** - Provide adequate, separate, and appropriately located space on each site to accommodate customer, employee, service, vehicle display, and storage requirements. Provide appropriate space for on-site loading, unloading, and other operations. Locate customer parking adjacent to showroom entries.
- H. Service and Storage Areas** - Separate backlot service, inventory storage, and other unsightly areas from front display areas with appropriate landscaping and

## Chapter 4 - Site and Building Design – Dealership Areas

other visual barriers. Interconnect screens between adjoining sites to create a continuous line from one end of the project to the other.

- I. **Patio Displays** - Create a psychological transition between outside and inside areas, and encourage customers to self-educate and browse near showroom entry by having covered exterior displays raised above the grade of adjoining parking. Displays highlight cars as an extension of the showroom without the customer feeling closed in.
- J. **Lighting** - Create display areas which are uniformly lit with pole lights of the same type, height, spacing, finish, lamp characteristics, and intensity.
- K. **Landscaping** - Establish a common minimum level of initial installation and a commonality in the type and location of landscaping materials. Utilize plan materials as outlined in the plant palette.
- L. **Signage** - Allow adequate business identification and encourage creative and artistic flexibility while maintaining continuity and scale by controlling design and placement of signs.
- M. **Building Design and Materials** - Establish architectural criteria and design guidelines for the purpose of establishing compatible architectural character and style, form and massing, and consistency of materials and finishes. Generally select materials from the palette herein. Provide progressive levels of vehicle display by elevating showrooms above exterior displays. Facility design should create a sales environment that is open and communicates order, credibility, and professionalism.
- N. **Entries** - Create colorful, exciting, non-threatening showroom entrances that say "welcome." Entries should be easily identifiable, but not too monumental, and adjacent to exterior covered patio displays.
- O. **New Vehicle Display** - Design displays to glamorize the vehicle through specialty lighting and graphic backdrops.
- P. **Service Write Up** - Make service write-up areas easily accessible and identifiable. The service environment should appear as professional as the sales environment to maintain a positive continuity and to promote customer retention. Showcase high-tech equipment in an organized, clean, modernly equipped, service area. This will elevate the customer's confidence level, establish trust, and have positive effects on service-employees' professionalism as well.

### 4.02 BUILDING LOCATION/ORIENTATION

- A. **Setbacks** - Refer to the Auto Mall District Ordinance, Chapter 15-32-11-(a).



## Chapter 4 - Site and Building Design – Dealership Areas

- B. Building Placement** - Orient building footprint across the greatest amount of property width. Landscaping and/or decorative fencing parallel to the street may be required between buildings to create a feeling of continuity between separate sites. See Illustration #13, Building Placement.

### 4.03 BUILDING HEIGHT

**Height and Mass** - Refer to the Auto Mall District Ordinance, Chapter 15-32-11-(b).

### 4.04 PARKING

- A. Customer Parking** - In addition to any street parking, each lot shall provide a minimum of 6 off-street customer parking spaces. Customer spaces are to be clearly marked and designated and shall be located between the street and any rear lot or service areas. If industry standards, such as "General Motors Recommended Site Development Standards," suggest a need because of the size and type of dealership, additional spaces may be required. See Illustration #14, Site Parking.
- B. Handicap Parking** - One customer space to be designated for handicapped.
- C. Employee Parking** - Employee parking spaces should not be visible from a public street.
- D. Service Parking** - Where possible, service parking should be separated from front new and used car displays thereby avoiding customer confusion between retail inventory and private vehicles.
- E. New and Used Car Display** - Reserve all areas (except for designated customer parking) between the street and building for new and used car display. Also, arrange vehicle displays so that customers can avoid street traffic and safely walk or drive between adjoining dealerships. Although the arrangement of display parking and circulation is at the dealer's option, dealers must do the following:
1. Coordinate parking display and circulation aisles with adjoining properties.
  2. Limit physical barriers between properties.
  3. Utilize shared drive approaches and access drives where possible.
  4. Maintain all vehicles displayed in the front area in a properly prepared, cleaned, and ready-for-sale condition.

## Chapter 4 - Site and Building Design – Dealership Areas

5. Where possible, parking area adjacent to the front landscape and display setback should be elevated above the grade of the sidewalk.
  6. Provide pedestrian connection sidewalks from the street to dealership buildings.
- F. Storage and Loading Areas** - Provide on site behind buildings or screened areas. To the extent practical, areas for off-loading and storage should be combined with adjacent properties. Rear parking areas on parcels facing Interstate 15 should be laid out and maintained to be sensitive to freeway exposure.
- G. Refuse Collection** - All refuse collection areas to be visually screened from public streets, Interstate 15, and adjacent property by an opaque minimum 6 foot high screen wall.
- H. Wrecked or Damaged Vehicle Parking** - Not permitted except for vehicles being immediately serviced. Adequate spaces to be reserved for such use if body work performed upon the site. Such parking areas to be visually screened from public streets, Interstate 15, and adjacent property.
- I. Surface Finishes** - All areas not landscaped or covered by buildings or sidewalks must be paved with bituminous asphalt or concrete, graded for drainage and, if necessary, storm water retention. Vehicle traffic aisles and stacking lanes must be clearly identified with painted stripes.
- J. Security** - To the extent deemed necessary by individual dealers, closely spaced concrete bollards, berms, low security fencing, rails, or curb walls (no higher than 16 inches) may be used. Design and materials must be compatible with the architectural character and detail of the building and that used in other parts of the site. Chains and cables draped between steel posts are generally considered incompatible with the character of the development. Security fencing should be placed on the back edge of landscape and display setback area.
- I. Landscaping in Parking Lots** – Landscape areas in parking lots should consider the special circumstances that relate to the new and used car display areas. These parking areas are not required to have trees in landscape areas, in order to limit litter from trees and birds. It is also recommended that turf not be used, to eliminate overspray from sprinklers. Shrubs with drip irrigation systems should be used in place of turf grass.

### 4.05 ACCESS AND INTERNAL CIRCULATION

## Chapter 4 - Site and Building Design – Dealership Areas

- A. **Driveway Access** - See Auto Mall District Ordinance, Chapter 15-32-11(d). Design and finish to match the common area master plan. Refer to Illustration #15, Typical Driveway Locations.
- B. **Access Locations** - Multiple points of access to a common parcel shall not be closer than 125 feet center-to-center. Driveways to be no closer than 35 feet to a common property line unless driveway is shared. See Illustration #15, Typical Driveway Locations.
- C. **Service Area Access** - Service write-up areas to have sufficient stacking lanes on-site to stack a minimum one car per service bay.

### 4.06 SCREENS, FENCES, AND WALLS

- A. **Landscape Barriers** - Landscaping should be an integral part of screening system and reflect the “Mountain meets Urban” theme for The Cairns area. Comply with the following general guidelines:
  - 1. Utilize a combination of deciduous and evergreen trees.
  - 2. Integrate shaping and berming in the landscape scheme.
  - 3. Spacing of shrubs, hedge materials, and trees must be equal to 75 percent of the ultimate maturity. Initial size should be the maximum customary size for the type of plant or shrub, etc., selected.
- B. **Walls and Fences** - Treat as an extension of building facades, and comply with the following general guidelines.
  - 1. Extend barriers from building to property line, except across drives.
  - 2. Connection between building and wall shall be stepped, scrolled, or otherwise treated to provide a transition between heights.
  - 3. Provide drainage away from wall.
  - 4. Construct of same material and/or finish as building or at least reflect the dominant finish material or architectural style found in the building by some means.
  - 5. Provide horizontal breaks or offsets from the major vertical plane.
  - 6. Wall may compose a colonnade when interstitial material is dense enough to obscure backlot.

## Chapter 4 - Site and Building Design – Dealership Areas

7. Ends must be terminated with pilaster or other appropriate architectural device.
  8. May allow serpentine or other irregular plan configuration so long as shape is echoed in the building or other remote display or accent structure.
  9. Walls facing freeway must receive similar architectural finish and treatment as front side.
  10. Use walls in combination with landscaping. Integrate landscaping of varying heights at the base. Trees should be provided at regular intervals to soften the appearance.
  11. Chain link fences or plain, unpainted, concrete block walls are prohibited in public or exposed areas.
- C. Trash and Storage Screen Wall** - Must provide 100 percent screening from any street or freeway view. Landscape screening alone will not be deemed sufficient.
- D. Perimeter Walls and Fences** - Not permitted or required in front display areas.

### 4.07 LANDSCAPING IN DISPLAY AREAS

Refer to Chapter 6, "Landscape Design Criteria," for requirements and guidelines.

### 4.08 ARCHITECTURAL DESIGN AND MATERIALS

- A. Character and Style** - Designers should endeavor to create an architectural solution which makes use of modern materials and technology and reflects contemporary architectural expression. Styles should be consistent with industry trends and compatible with the character of other dealerships within the auto mall area. Where possible, provide elements that conform to the Mountain Meets Urban design of The Cairns Theme for architecture into new architecture. However careful consideration should be taken to relate changes in building materials to other buildings within the Automall. All designs will be reviewed and recommended by the Automall Architectural Review Committee.
- B. Form and Mass** - Building proportions in relation to the site and other adjoining lots must be considered. Building fenestration and proportion of glass-to-wall materials and the context within which each is placed must also be considered. Continuity between buildings and building site is desired and must carefully be

## Chapter 4 - Site and Building Design – Dealership Areas

considered. The Automall Architectural Review Committee may reject proposed design solutions that are considered inappropriate.

- C. Materials** - Building materials shall be selected which require low maintenance. Metal building wall panels and unpainted plain concrete block walls are prohibited. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the building. Limit basic materials to preferably no more than three types or colors per building (excluding glazing and exposed foundation). Freeway elevations to be of same quality as that used for other building frontages.
- D. Retail Showrooms** - All building retail showrooms must be elevated to a minimum of 18 inches higher than the grade of the outdoor new and used car display areas. The base below such raised areas shall be constructed of the same finish material as the facade or otherwise attractively finished and landscaped.
- E. Showroom Windows** - Showrooms shall be designed to maximize exposure facing the street. Accordingly, fronts should be primarily glass. Ceiling heights should be as high as possible in relation to the proportions of the other building elements so as to appear open and spacious. Use clear or lightly tinted glass.
- F. Exterior Patios** - Research has shown that the use of covered exterior patios adjacent to showrooms is an effective tool which attracts customers, makes them feel at ease, and creates a comfortable sales environment. Patios should be elevated above other outdoor vehicle displays but set at a slightly lower level than retail showrooms. Canopies above should be extensions of the facades and other architectural elements in the adjoining building.
- G. Service Area** - Service write-up area should be easily identifiable from the street. Access should be as direct as possible so that customers do not have to meander through parking lots or display areas. If write-up area is on the side or rear of building, directional signage should be provided so it can be easily found. Covered write-up areas are encouraged.
- H. Roofs** - Generally, flat roof buildings are most appropriate for automobile dealerships. Sloping roof eaves and parapets should be avoided, except where the roof becomes an integral architectural element in the overall design solution. Pitched, shingled roofs are generally considered inappropriate.
- I. Roof-top Equipment** - Must be totally screened from view from any rights-of-way or public properties by use of architectural parapets or other screen walls.

### 4.09 LIGHTING: DEALERSHIP EXTERIOR LIGHTING

## Chapter 4 - Site and Building Design – Dealership Areas

- A. Site Lighting** - All front new and used display areas shall be uniformly lit with pole lights of uniform type, height, spacing, and intensity. It is strongly recommended that energy efficient lighting be used wherever possible such as LED lights. The energy efficient lights should still meet all other standards for lighting within this code.

### 4.10 LIGHTING: DEALERSHIP INTERIOR LIGHTING

**Fixtures** - Lighting fixtures shall provide good color rendition and shall provide a complimentary appearance upon the vehicle finish.

### 4.11 PALETTE OF MATERIALS

**A. Masonry**

1. Split face concrete block (plain or colored).
2. Fluted concrete block (plain or colored).
3. Scored concrete block (painted or colored).
4. Painted or colored concrete block (4" x 8" x 16").
5. Any clay-based brick.
6. Stone

**B. Wall Systems**

1. Decorative concrete panels.
2. Acrylic plaster wall system or panels.
3. Flat-faced aluminum or steel wall system or panels.

**C. Other Materials**

1. Clear or lightly tinted glass.
2. Aluminum or painted steel window framing systems.
3. Commercial grade wood windows.
4. Accent colors and materials at Owner's option.
5. Decorative standing seam metal roof.
6. Exposed bar tile roof.

- D. Color** - Light or neutral colored materials are generally most appropriate.

## Chapter 5 - Site and Building Design Commercial Area

### **CHAPTER 5: SITE AND BUILDING DESIGN - COMMERCIAL AREA**

#### **5.01 GOALS AND OBJECTIVES**

- A. Purpose** - To provide areas for other commercial sales and services, particularly those related to the automobile industry.
- B. Arterial Frontages** - Make State Street and 10600 South Street frontages harmonious with Sandy Civic Center area. Therefore, all improvements, landscaping, setbacks, and signage facing those streets must comply with the requirements of the Central Business District.
- C. Access and Circulation** - Provide safe and easily identifiable access and circulation.
- D. Building Appearance** - Utilize building materials and architectural styles that are similar and compatible with automobile dealership themes and design.

#### **5.02 BUILDING LOCATION/ORIENTATION**

**Setbacks** - Refer to the Auto Mall District Ordinance, Chapter 15-32-13-(b).

#### **5.03 BUILDING HEIGHT**

**Height and Mass** - Refer to the Auto Mall District Ordinance, Chapter 15-32-13-(c).

#### **5.04 PARKING**

- A. Off-Street Parking** - All parking to be provided in accordance with Sandy City Development Code. Unless specifically designed in accordance with the common area master plan, no street or curbside parking is permitted.
- B. Handicap Parking** - A minimum of one parking space per 100 parking spaces to be designated for handicapped parking but in no case less than one space.
- C. Automobile Service and Repair Facilities** - Screen over-night and wrecked or damaged vehicle parking areas from public streets, adjacent commercial, and dealership front display areas with opaque screen materials.

#### **5.05 ACCESS AND INTERNAL CIRCULATION**

## Chapter 5 - Site and Building Design Commercial Area

- A. **Standards** - All provisions of Section 15-32-13-(e) will apply except as indicated below.
- B. **Driveway Access** - Shared driveways are encouraged. All drives shall match the details and profiles, including decorative finishes, as described in the Chapter 3, "Common Area Master Plan."
- C. **Cross Easements** - Easements to permit common use and maintenance of common drives, parking area, and service areas shall be required when determined necessary in accordance with good engineering design practice. Easement shall be granted at no cost to the adjacent property owner, unless it can be demonstrated to the City Attorney that inequity exists. In the event a property owner refuses to grant an easement and the City Attorney determines that no inequity exists, the driveway separation shall be in accordance with Sandy City Development Code.
- D. **Parking Drive Aisles** - First aisle perpendicular to driveway to be minimum 40 feet from back of sidewalk to accommodate exit vehicle stacking.

### 5.06 FENCES, SCREENS, AND WALLS

- A. **Fences/Walls** - Fences and walls between properties are discouraged.
- B. **Refuse Collection** - All refuse collection areas to be visually screened from public streets, Interstate 15, and adjacent property by an minimum 6 foot high opaque screen wall. Such areas not permitted in required landscape and display setback areas.
- C. **Materials** - Use materials that are compatible with or the same as those used in the building. No chain link or plain concrete block walls permitted.

### 5.07 LANDSCAPING AND PARKING AREAS

See Chapter 6, "Landscaping Design Criteria."

### 5.08 ARCHITECTURAL DESIGN AND MATERIALS

- A. **Materials** - Building materials shall be selected which require low maintenance. Metal building wall panels and unpainted plain concrete block walls are generally prohibited. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the building. Generally basic materials shall be minimized on each project. Freeway elevations to be of same general type and quality as that used for other building frontages.



## Chapter 5 - Site and Building Design Commercial Area

- B. Roof-top Equipment** - Must be screened from view from any public right-of-way or commercial area by use of architectural parapets or other screen walls.

### 5.09 LIGHTING

- A. Light Pole Location** - Lighting to be positioned to minimize glare or eliminate light element exposure from public rights-of-way. Locate in perimeter planters or parking lot planter islands beyond the curb at the parking demarcation lines.
- B. Fixture Type** - Use round fixtures similar to the LSI "Hilton Series," 400 or 1,000 watt metal halide with square steel pole. Finish of fixture and pole shall be dark bronze. Accent color band at Owner's option.
- C. Pole Base and Height** - Use 25 foot high steel poles with grade level pole footings. Locate bases in landscape planters.
- D. Light Intensity** - Average footcandle levels in the parking stalls at 36 inches shall exceed 3 footcandles (initial) with a max/min ratio less than 6.
- E. Lamps** - All lamps shall be 400 or 1,000 watt metal halide (super metalarc vertical burn).
- F. Exterior Building Lights** - Building facades may be lit with ground-mounted lights, wall-mounted lights, or soffit light fixtures. Wall-mounted light fixtures shall be metal halide cut-off type similar to parking lighting or shall be wall-pack similar to Moldcast "Parasyl" series. Soffit lighting fixtures shall be metal halide recessed type with ellipsoidal reflector and clear lens. When provided, fixtures should be of a type that will conceal the light source from view on public streets.
- G. Neon Lighting** - May be permitted on a limited basis where it serves an architectural purpose such as defining architectural features, accenting color, form, and detail. All neon lighting shall be considered on a case-by-case basis by the Automall Architectural Review Committee.

### 5.10 PALETTE OF MATERIALS

- A. Masonry**

## **Chapter 5 - Site and Building Design Commercial Area**

1. Split face concrete block (plain or colored).
2. Fluted concrete block (plain or colored).
3. Scored concrete block (painted or colored).
4. Painted or colored concrete block (4" x 8" x 16").
5. Any clay-based brick.
6. Stone

### **B. Wall Systems**

1. Decorative concrete panels.
2. Acrylic plaster wall system or panels.
3. Flat-faced aluminum or steel wall system or panels.

### **C. Other Materials**

1. Glass of any color and tint.
2. Bronze colored aluminum or painted steel window framing systems.
3. Commercial grade wood windows.
4. Accent colors and materials at Owner's option.
5. Decorative standing seam metal roof.
6. Exposed bar tile roof.

**CHAPTER 6: LANDSCAPE DESIGN CRITERIA**

**6.01 STREET LANDSCAPE IN PUBLIC RIGHTS-OF-WAY**

- A. Scope** - To the extent not previously installed or existing, each site owner will be required to provide landscaping. If landscaping is existing, owner is required to maintain such improvements, replace and/or repair any improvements or modifications resulting from construction, and/or to be a participant in an association established for the purpose of maintaining common areas.
- B. Street Trees** - Uniform type shall be provided along all public roads and rights-of-way. Groups of trees that break up the uniform spacing are encouraged at strategic locations to enhance the "mountain meets urban" theme. The intent of these street trees is to provide continuity for street planting and shade along the public pedestrian streets. This should only be done in areas where it doesn't have any major impacts on dealership visibility. Street tree type and spacing to be as indicated below and as coordinated with the Sandy City Parks. Additional tree may be approved or substituted by Sandy City on a case by case basis.
1. For street trees on 106th South Street:
    - a. Hedge Maple (*Acer campestre*); 25 foot spacing or the equivalent number in mass planting. .
    - b. Bradford Pear (*Pyrus calleryana* "Bradford"); at major intersections and medians; 20 foot spacing or the equivalent number in mass planting.
  2. For street trees on State Street:
    - a. Red Oak (*Quercus rubrum*); 40 foot spacing or the equivalent number in mass planting.
    - b. Redmond Linden (*Tilia euchlora* "Redmond"); 40 foot spacing or the equivalent number in mass planting.
  3. For street trees on Holiday Park Drive, Motor Park Avenue, 11000 South Street, and Auto Mall Drive:
    - a. Skyline Honeylocust (*Gleditsia triocanthos* "Skyline"); 40 foot spacing or the equivalent number in mass planting.
    - b. Red Spire Flowering Pear (*Pyrus calleryana* "Red Spire"); at major intersections and medians (1-1/2" caliper); 20 foot spacing or the equivalent number in mass planting.

## Chapter 6 - Landscape Design Criteria

4. Unless indicated otherwise, all street trees shall be installed at a minimum size of 2-inch caliper and provisions shall be made by the Owner for proper irrigation and maintenance of park strips and street trees.

**D. Entrance Medians** - Initially located at intersection of Auto Mall Drive and 10600 South and at State Street and Motor Park Avenue.

1. Trees - Red Spire Flowering Pear (*Pyrus calleryana* "Red Spire"); 20 foot spacing.
2. Plantings - Shrubs, Grasses, Perennials and groundcovers should be chosen from the plant palette in section 6.09.

**E. Median Design** – Medians may be located in the center turning lane along Automall Drive, Motor Park Avenue, and 11000 South Street. Medians shall have attractive plantings. Refer to Illustration #12 for Typical Median Design. The option of a vehicle display pedestal in these medians is available in certain locations. Refer to Illustration #12 -1 Median Display Pedestal Potential Locations. Approval by the Public Works Director is required for any medians to be added to the public right-of-way.

1. Medians should contain plantings, generally not growing over 24" tall.
2. Medians may contain decorative lighting.
3. Medians may contain branding/signage for the South Towne Automall.
4. See Illustration #12 for examples.

### 6.02 FREEWAY LANDSCAPING

**A. Within Freeway Right-of-Way** - Should modifications to existing landscaping become necessary, or if damage to freeway landscaping is caused during construction, owners will be required to repair, replace, or install improvements. The following criteria shall apply:

1. Where damage occurs, replace and restore all materials, grades, and irrigation systems in accordance with the original plans.
2. Where modifications are pre-approved by the Automall Architectural Review Committee, final working drawings showing all changes and

## Chapter 6 - Landscape Design Criteria

modifications to grades, irrigation system, and tree and shrubbery layout must be submitted to Sandy City for approval. Plans must fully describe work to be performed, including identification of existing and new grades; size, location, and head type of all underground sprinkler pipes, valves, and heads; and location, size, spacing, and identification of all tree and shrub types.

3. Before proceeding with work, obtain permit from the right-of-way office of UDOT, District Two.
4. No trees or any other improvements with a mature diameter greater than 4 inches will be permitted within the clear zone which is defined as the area within 30 feet of the nearest freeway travel lane.
5. Trees should be used sparingly, if at all, in the freeway right-of-way, and should not screen views of the Automall from the freeway. Permitted deciduous tree types are as indicated below. Initial minimum size to be 1-1/2".

Botanic Name	Common Name
Acer grandidentatum	Bigtooth Maple
Acer glabrum	Rocky Mountain Clump Maple
Betula occidentalis	Western River Birch
Celtis occidentalis	Common Hackberry
Cercis canadensis	Eastern Redbud

6. Permitted evergreen tree types are as indicated below. Initial minimum size to be 4'.

Botanic Name	Common Name
Picea pungens "Glauca"	Colorado Blue Spruce
Pinus nigra	Austrian Pine
Pinus sylvestris	Scotch Pine

7. Permitted shrubs, natural flowers and groundcovers are as indicated below.
  - a. Shrubs

## Chapter 6 - Landscape Design Criteria

Botanic Name	Common Name
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper
Juniperus horizontalis "Prince of Wales"	Prince of Wales Juniper
Mahonia fremontii	Fremont Oregon Grape
Mahonia repens	Creeping Oregon Grape
Pinus mugo mugus	Dwarf Mugo Pine
Buddleia davidii	Butterfly Bush
Caragana arborescens	Siberian Pea Shrub
Caryopteris x clandonensis "Blue Mist"	Blue Mist Spiraea
Cornus stolonifera	Red-Osier Dogwood
Cornus stolonifera 'Flaviramea'	Yellow Twig Dogwood
Forsythia x intermedia 'Spring Glory'	Spring Glory Forsythia
Prunus besseyi	Sandcherry
Rhus glabra cismontana	Dwarf Smooth Sumac
Rhus trilobata 'Wasatch'	Oakbush Sumac
Ribes alpinum	Alpine Currant
Ribes cereum	Wasatch Currant
Rosa woodsii	Wood's Rose
Salix purpurea	Blue Arctic Willow
Syringa vulgaris 'French Hybrids'	Common Lilacs
Symphoricarpos albus	Common Snowberry
Yucca flaccida 'Ivory Tower'	Ivory Tower Yucca

### b. Natural Flowers and Groundcovers

Botanic Name	Common Name
Arctostaphylos uva-ursi	Kinnikinnik
Lonicera japonica "Halliana"	Hall's Honeysuckle
Mahonia repens	Creeping Oregon Grape
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Potentilla verna	Spring Cinquefoil

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- c. Grass - To be 100% Kentucky Blue Grass blend with a minimum of three varieties.
  - d. Mulch - Install minimum 2" of medium gravel mulch and/or landscaping rock in all shrub and groundcover areas.
- 8. Location, density, and spacing of trees and shrubs should be equal to the general density and spacing in other areas along the freeway right-of-way.
- 9. Provide irrigation pipe, sprinkler heads, and other accessory fittings as required of the same type and quality as existing irrigation. Connect to existing system as required.
- B. On Private Property Adjacent to Fence Line** - Minimum 10 foot landscape strip required. Area to be planted primarily with shrubs and groundcovers of the same type as required within the freeway right-of-way indicated above. Lawn area shall not exceed 60 percent. Area to be irrigated with underground sprinkler lines connected to other site irrigation (not connected to freeway irrigation system).
- C. Freeway Fence** - 6 foot high, black, vinyl covered, 12 gauge chain link; 1-1/2 inch vertical posts to be located every 10 feet with continuous 1-1/2 inch top rail and 10 gauge bottom support wire. Support posts to be embedded in concrete footing as detailed. See Illustration #11, Freeway Fence.
- D. Maintenance** – A maintenance agreement should be constructed with the South Towne Automall Dealers Association, Sandy City, and UDOT.
  - 1. Access gates into the freeway right-of-way should be installed on each property adjacent to the freeway to allow access for maintenance.

### 6.03 LANDSCAPE FEATURE AREAS

- A.** These landscape areas are generally located at alternating property lines, at entries, and on each side of Auto Mall Drive, Motor Park Avenue, and 11000 South Street. General location of feature areas is shown on Illustration #1, Area Plan.
- B.** Landscape feature areas may be converted to Auto Display Areas, by removing the center planters to allow space for a vehicle to be displayed. For a conversion to be made, their vehicular access must come from the rear of the feature landscape area. This will require enlarging the opening in the rear of the area from 4'4" to 10' wide. If rear access is not an option, an 8 foot wide ramp must be

## Chapter 6 - Landscape Design Criteria

constructed, to allow access from the front (street side), following the illustration #15.

- C. Use trees, shrubs, groundcovers, decorative paving, and light bollards of the types and at the location and spacing indicated.
  - 1. Decorative Paving - Decorative treatment of surface required where shown and to match that described in Section 3.02 - H.
  - 2. Walls and Seating Areas - Provide in location, height, profile, and finish as shown.
    - a. Include pre-cast, natural gray, seat cap as manufactured by Crete-Co, SLC, Utah, or similar product to match existing.
    - b. Accent stripe under seat cap shall be painted to match existing color as close as possible, which is Devoe #2VR2A "Hot Tango" or KWAL Howell's #6355R(LH) "Cherry."
    - c. Block walls to be covered with acrylic plaster covering matching Dryvit #105 "Suede" with plaster/sand texture, or similar product.
  - 3. Grading - Match project detail and other feature areas.
  - 4. Shrubs, Groundcovers, and Trees (See illustrations.)
    - a. Trees - Acer Grandidentatum "Big Tooth Maple or ("Quercus Gambellii ("Gambel Oak")
    - b. Groundcover - Vinca minor (Common Periwinkle); 12/6 (72 plant) flats, 6" o.c.
    - c. Mulch - Install minimum 2" of gravel mulch and/or landscaping rock in all shrub and groundcover areas.

### 6.04 FRONT SETBACK & DISPLAY AREA

- A. **Width** - Minimum of 20 feet of landscaping adjacent to the right-of-way required on all streets except that 30 feet shall be required on State Street and 10600 South Street. See Illustration #10, Front Landscape and Display Setback.
- B. **Displays** – The setback will be designed to allow dealers to temporarily park a limited number of vehicles in the setback for display purposes.
- C. **Display Limits** – Only 1 vehicle per 25 feet is allowed at one time.



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- D. Design – The design of the setbacks should reflect the mountain meets urban theme of the Cairns District. See Illustration #10, Front Landscape and Display Setback, for an example.
- E. **Bollards/Boulders** – Granite boulders should be used to separate the setback display area from the dealers' lot. In instances where the grade of the dealers lot is higher than the sidewalk, a granite boulder wall may be constructed at the back of the setback area.
- F. **Mulch** –Gravel mulch and/or landscaping rock should be used in place of lawn, which promotes water conservation and reinforces the “mountain meets urban” theme.
- G. **Shape/Grade** - Areas may have random sculptured mounding or berms of the type and height indicated. Measurements to be made from the back of adjoining sidewalk.
1. Commercial Areas - Berming of 30 foot setback areas may vary from 0 2 feet high; 20 foot setback areas may vary from 0 to 3 feet high.
  2. Auto Dealership Areas - Shaping of the landscaped area is allowed so that mound heights vary between 0 and 12 inches. Where possible, grade of parking behind setback area should be approximately 1 foot higher than the adjoining sidewalk. This will allow automobile display to be more prominent.
- H. **Planting Areas** - A planting area with a minimum depth of two feet should separate the setback area from the auto display area. The lines shaping this bed should form an irregular shape, never running parallel to the parking/display and sidewalk lines. The planting areas should also shape the display areas, and be carefully designed to maximize view angles for vehicle display. See illustration #10 for an example.
- I. **–Planting Coverage** - Plantings should cover a minimum of 70% of the planting areas, based on the size of mature plants.
- J. **Trees, Shrubs, Groundcovers, and Flowers** - Provide quantity and spacing as required and selected from the following palette listed in section 6.07.

### 6.05 SITE LANDSCAPE OBJECTIVES - ALL AREAS

## Chapter 6 - Landscape Design Criteria

- A. Plans** - Final planting and irrigation plans, to be prepared by a registered landscape architect, shall be submitted and approved by the Automall Architectural Review Committee prior to construction. Plans should be drawn to scale, clearly locating all landscape areas and naming all lawn areas, shrubbery and tree spacing, types, and sizes.
- B. Minimum Requirements** - Refer to Auto Mall District Ordinance, Section 15-32-10-(d)-(9) for the general standards and criteria applicable to all areas. Additional landscaping is encouraged and should follow the Mountain Meets Urban design of the Cairns Theme.
- C. Tree and Plant Selection** - Choose trees, shrubs, and groundcovers from the palette of permitted types in Section 6.09.
- D. Shrubs and Groundcovers** - Generally located at the base of buildings, screen walls, signage, interior planters, and in the required landscape and display setback area. To comply with the following requirements:
  - 1. Groundcover to be from rooted cuttings or clumped divisions, planted at spacing not exceeding 12 inches where mass plantings of one gallon low shrubs are used as groundcover. The spacing may be increased to 24 inches depending on species.
  - 2. Shrubby sizes to be 5 gallon or larger. Size may be reduced to one gallon where used in mass as flowering, accent, or groundcover.
  - 3. Turf grass shall match that used in street landscaping. Type is 100% Kentucky Blue Grass containing a minimum of three varieties.
  - 4. Areas with planted perennials shall be provided. Promptly plant each spring as weather permits.

### 6.06 SITE LANDSCAPE STANDARDS - AUTOMOBILE DEALERSHIP AREAS ONLY

- A. Required Coverage and Density** - Refer to Auto Mall District Ordinance, Section 15-32-11-(g) for landscaping requirements within dealership display areas.
- B. Trees** - Dealer display needs suggest that there should not be many trees in front of display windows and in display areas in order to maximize exposure and minimize bird litter problem on display vehicles. Consequently, trees should be placed in periphery areas, in front of solid walls and fences, in larger landscape

## Chapter 6 - Landscape Design Criteria

planters, at building corners, and sides of buildings so as to highlight building architecture and minimize visual barriers from street.

- C. Building Landscaping** - Landscaping shall be provided at the base of all buildings and decorative fences on elevations facing or visible from public streets. Area to be primarily a combination of shrubs, groundcovers, and flowers with minimal lawn. At the base of elevated showrooms, slope grade or provide shrubs that have an initial height of approximately 2 feet so as to cover the base of the building. Locate trees against large solid wall areas.
- D. Rear and Side Yard Landscaping** - Refer to Auto Mall District Ordinance, Section 15-32-11-(g)-(3).

### 6.07 SITE LANDSCAPE STANDARDS - COMMERCIAL AREAS

- A. Required Coverage and Density** - Refer to Auto Mall District Ordinance, Section 15-32-13-(g).
- B. Periphery Landscaping** - The perimeter of all sites shall be landscaped except where a common drive or right-of-way exists.
- C. Building Landscaping** - Provide landscaping at the base around the perimeter of all buildings, fences, or structures except at entrances or service areas.

### 6.07 PLANT PALETTE

A standard plant palette is provided for guidance in the plant of the area. These plants are subject to review by the Sandy City Urban Forester and substitutions may occur during the review process.

#### A. Site Deciduous Trees -

Botanic Name	Common Name
Acer ginnala 'Flame'	Flame Amur Maple
Acer freemani 'Autumn Blaze'	Autumn Blaze Maple
Amelanchier grandiflora	Autumn Brilliance Serviceberry
Betula occidentalis	Western River Birch
Betula platyphylla 'Fargo'	Dakota Pinnacle Birch
Fraxinus pennsylvanica 'Marshall'	Marshall's Ash
Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust
Pyrus calleryana 'Red Spire'	Red Spire Pear

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Zelkova serrata 'Village Green'	Village Green Zelkova
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### B. Site Evergreen Trees -

Botanic Name	Common Name
Abies concolor	White Fir
Picea pungens	Blue Spruce
Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine

### C. Site Shrubs -

#### Large Shrubs:

Botanic Name	Common Name
Acer ginnala 'Flame'	Flame Amur Maple
Forsythia x intermedia 'Spring Forsythia Glory'	Spring Glory
Cornus sericea	Red-Osier Dogwood
Cotoneaster acutifolia	Peking Cotoneaster
Euonymus japonica 'Grandiflora'	Evergreen Euonymus
Philadelphus x virginialis 'Minnesota Snowflake' Mock Orange	Minnesota Snowflake
Rhamnus fragula 'Colomnaris'	Tallhedge
Syringa vulgaris	Common Lilac

#### Small Shrubs:

Botanic Name	Common Name
Buddleia davidii	Butterfly Bush
Buxus microphylla Asiatic 'Winter Gem'	Winter Gem Boxwood
Caryopteris ex clandonensis	Blue Mist Spiraea 'Blue Mist'
Cotoneaster dammeri 'Bearberry'	Lowfast Cotoneaster
Carnea 'Mediterranean Pink'	Mediterranean Heather
Juniperus procumbens 'green mound'	Green Mound Juniper
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper
Lonicera xylosteum 'Clavey'	Clavey's Dwarf Honeysuckle
Mahonia aquifolium 'Compacta'	Compact Oregon Grape

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<i>Pinus mugo pumilio</i>	Dwarf Mugo Pine
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Rhus aromatica</i> 'gro-low'	Gro-Low Sumac
<i>Rhus trilobata</i>	Skunkbush Sumac
<i>Ribes alpinum</i>	Alpine Current
<i>Salix purpurea</i> 'Nana'	Blue Arctic Willow
<i>Taxus x media</i> 'Dark Green	Dark Green Spreader Yew

### D. Site Groundcovers, Ornamental Grasses & Perennials –

#### Groundcovers:

Botanic Name	Common Name
<i>Delosperma</i> spp	Hardy Iceplant
<i>Euonymus fortunei</i> 'Colorata'	Purple-leaf Winter Creeper
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Phlox subulata</i>	Creeping Phlox
<i>Veronica</i> spp	Creeping Veronica
<i>Vinca minor</i>	Common Periwinkle

#### Perennials:

Botanic Name	Common Name
<i>Agastache rupestris</i>	Hummingbird Mint
<i>Artemisia schmidtiana</i> 'Silver Mound'	Silver Mound Wormwood
<i>Artemisia</i> x 'Powis Castle'	Powis Castle Sage
<i>Aster</i> spp.	Aster
<i>Coreopsis</i> spp.	Coreopsis
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Gallardia</i> x <i>grandiflora</i>	Blanket Flower
<i>Gaura</i> spp.	Gaura
<i>Hemerocallis</i> hybrids	Daylily
<i>Leucanthemum</i> x <i>superbum</i>	Shasta Daisy

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Nepeta x faassenii 'Blue Wonder'	Blue Catmint
Perovskia atriplicifolia	Russian Sage
Sedum 'Autumn Joy'	Autumn Joy Sedum
Zauschneria garrettii	Orange Carpet

### Ornamental Grasses:

Botanic Name	Common Name
Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass
Festuca glauca	Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Miscanthus sinensis	Maiden Grass
Pennisetum alopecuroides	Fountain Grass
Schizachyrium scoparium	Little Bluestem

- E. **Other Plants** – This plant palette is a list of suggested plants, but is not comprehensive. Similar plants that reflect the Mountain Meets Urban theme may be used, as approved by the Community Development Director.

### 6.08 HARDSCAPE STANDARDS

- A. **Materials** - Construction materials and paving to be compatible with building architectural materials and common area decorative paving.
- B. **Sidewalks** - Incorporation of patterned, stamped, and/or colored concrete within site at main customer entries, display pedestals, and feature areas is encouraged. Sidewalks within rights-of-way and landscape feature areas to be in accordance with common area plan and details.
- C. **Landscape and Setback Area** – The hardscape in the setback areas shall be comprised of high-quality pavers. Specific paver to be approved by the Automall Architectural Review Committee, and shall be consistent throughout the Automall District.
- D. **Display Vehicle Security** - To extent deemed necessary by individual dealer, closely spaced granite boulders, bollards, low security fencing, or granite boulder walls (no higher than 24 inches) may be used as approved by the Automall Architectural Review Committee. Architectural materials and design must be compatible with building and other site improvements. Where used, security

## Chapter 6 - Landscape Design Criteria

fencing must be located to the backside of the front landscape and display setback area and be appropriately spaced, scaled, and proportioned.

- E. **Other Hardscape** - Use of boulders, pavers, stepping stones, and stone beds may be incorporated in the overall landscape scheme, and should be used to reinforce the “mountain meets urban” theme.
- F. **Edging Material** - Steel or aluminum edging should be used to separate materials. A flat or scrolled, continuous concrete edging may also be used, if applicable.

### 6.09 MAINTENANCE

- A. **Landscape Maintenance** - Individual property owners to be responsible for maintenance of on-site landscaping and parking areas, including parking-lot sweeping and removal of litter. To the extent not provided by Landowners' Association, an owner may be responsible for maintenance of right-of-way and landscape feature area in front of site. The overall aesthetic effect of the landscape shall be evergreen and thriving in accordance with the design intent. Dead trees, lawns, ground covers, and shrubbery areas must be promptly replaced.
- B. **Landowners' Association** - All landowners within the auto mall may be required to belong to the Landowners' Association unless improved development occurred prior to the passage of the Auto Mall District Ordinance, or unless Owner has provided the other necessary assurances as required by the Ordinance.
- C. **Maintenance Remedies** - As dictated in the Landowners' Association Bylaws or otherwise by City ordinance. Corrective maintenance must be commenced within 15 days after written notice. Landowners' Association or Sandy City may correct deficiencies and charge cost to owner. Failure to correct deficiencies within the allotted time may result in claims or liens against the property or revocation of business licenses.

### 6.10 LANDSCAPE MAINTENANCE STANDARDS

- A. **Introduction** - The purpose of standards is to provide a simple yet complete guide for the landscape maintenance tasks required, frequency of their operations, and materials and equipment needed to provide a polished, well manicured landscape. The long-term success of the Utah Auto Mall landscape

## Chapter 6 - Landscape Design Criteria

development is highly dependent on the care and maintenance it receives. No matter how well designed or constructed any project is, its attractiveness is judged by the appearance of the trees, shrubs, lawns, groundcovers, and seasonal planting mixes. If the landscape maintenance personnel follow the recommendations provided herein, the grounds around the Utah Auto Mall should attractively reflect the goals and spirit of those that have invested in them.

- B. Maintenance Standard** - The Landscape Architect's primary objective for the Utah Auto Mall is to create a healthy, clean, weed-free landscape that is harmonious with the theme of the project. The second objective is to design a landscape that requires relatively simple maintenance operations. Labor and cost saving techniques such as automatic irrigation and the extensive use of groundcovers and mulches are encouraged to reduce maintenance requirements. The mature landscape should blend in both ecologically and visually with surrounding properties and remain that way with minimal upkeep.
- C. Maintenance Procedures and Operations** - Perform maintenance operations promptly as weather permits and at regular intervals as described hereafter.
- D. Fertilization:**
  - 1. Planting beds should be fertilized every spring just prior to leaf-out with a slow release formula fertilizer 19-7-10 plus iron or in mid-May with a fast release granulated fertilizer (16-16-16 analysis is recommended). The fast release formula should be applied at a later date to avoid promoting a sudden burst of vegetative growth that would be more susceptible to damage by late frost. Broadcast onto the planting beds at the rate and method recommended on the label. Water thoroughly if recommended and remove all fertilizer pills from foliage to avoid fertilizer burn if hot weather follows. Fertilizer should be in contact with moist soil for proper release of nutrients. Raking pills into mulch and soil will insure proper fertilizing action.
  - 2. Frequency of application of fertilizers to lawn areas depends on the desired aesthetic effect and maintenance capabilities. An attractive lawn can be had with minimum mowing if the following application program is used:
    - a. 1st Application: Last of March to the First of April 4 lbs. per 1000 s.f. 34-0-0 Fertilizer plus insect control and/or disease control as needed.
    - b. 2nd Application: Mid May, 4 lbs. per 1000 s.f. 27-12-0 Fertilizer plus crabgrass control and broadleaf weed control.



## Chapter 6 - Landscape Design Criteria

- c. 3rd Application: Late June 5 lbs. per 1000 s.f. 24-3-3 Fertilizer plus iron and weed control or insect control as needed. Avoid broadcasting on asphalt and concrete due to the potential of staining from the iron.
- d. 4th Application: Mid August 5 lbs. per 1000 s.f. 24-3-3 Fertilizer plus iron and weed control or insect control as needed. Avoid broadcasting on asphalt and concrete due to the potential of staining from the iron.
- e. 5th Application: First of October 4 lbs. per 1000 s.f. 27-12-0 Fertilizer plus disease control.

**E. Mowing** - Mowing of lawn areas should be performed 1 to 2 times weekly. Suggested mowing height is 1-1/2". If the lawn is seeded, raise the mower to its highest level during the first two mowings to promote denser, healthier turf.

**F. Watering:**

- 1. An adequate supply of moisture to plant roots during the first season after planting is critical to survival. The soil should be kept moist 8" to 12" below the soil surface. Supplementary hand watering of some trees and shrubs may be necessary during warm periods and if the leaves begin to wilt, brown-up, and drop. Winter watering of evergreens is suggested to avoid desiccation.

Water in November before the soil freezes and during warm winter days when conditions permit.

- 2. On the average, turf will require 1-1/2" to 2" of moisture per week with groundcovers (depending upon the type) requiring 1 to 1-1/2" during the growing season. This amount of water can be reduced once the plants have become established and adjusted to local growing conditions. Minimal watering of lawn in the early spring will promote deep root growth.

**G. Pruning** - The best times for pruning are late fall or early spring. Woody plants should be pruned to maintain their natural form. Shrubs will benefit from yearly inspection and pruning if needed. Trees will typically require less pruning. Pruning operations in general will be minimal during the first five years of plant establishment and growth. As the landscape matures, more pruning will be required.

## Chapter 6 - Landscape Design Criteria

- H. Mulching** - Mulch is used to retain moisture, reduce weed, and to cover bare soil in an aesthetically pleasing manner. Groundcovers should knit together to cover the soil surface within three years of planting. It will take 3-5 years for the shredded bark mulch to decompose. It will probably not be necessary to remulch the groundcover areas. Spot mulching should be done as needed.
- I. Weed Control** - There is a potential weed problem due to the many undeveloped areas around the site which are a source of weed seed. Both physical and chemical means of weed control should be used to eliminate weeds until the groundcovers have filled in. Once the groundcovers have blanketed the soil surface, there will be too little light for weed to thrive. A weed control program is listed below. If followed for several years after planting, weed problems should be minimal.
1. Apply Devrinol or similar product to planting beds after plants are in the ground and area is mulched. Apply as per instructions on the label and incorporate by irrigating. This pre-emergent herbicide controls most annual grasses and broadleaf weeds at the seed germination state. It is not toxic to groundcovers, woody plants, or people. It can be applied in spring, summer, or fall as needed and should be accompanied with irrigation. We recommend applying Devrinol or similar product once in the spring (mid-April).
  2. Kerb or similar product should be applied once yearly in the fall to control annual and perennial grasses, winter annuals, and existing quack grass, which may be growing up through junipers or other shrubs. It can be safely applied to woody ornamentals when temperatures are below 60 degrees Fahrenheit. Kerb, like Devrinol, is a pre-emergent herbicide.
  3. Roundup or similar post-emergent herbicides can be used as a directed spray around woody ornamentals to kill weeds. For best results it should be applied to actively growing, well developed weeds, and 24 hours should be allowed for absorption without irrigation or rainfall. Roundup requires 3 to 10 days to effectively kill weeds. Repeat applications may be required for complete kill of thistle, horse nettle, milkweed, and morning glory. Spray on weeds as a spot treatment at any time of the year following instruction marked on the label. Roundup injures bark and may cause branch dieback or worse if applied to the foliage of woody ornamentals.
  4. Betasan can be safely used on turfgrass areas for control of annual grasses, crabgrass, and purslane for 3 to 4 months. Apply to lawn area in early May as per instruction on the label.

### **CHAPTER 7: PLANNED SIGN PROGRAM**

#### **7.01 GOALS AND OBJECTIVES**

- A. Purpose** - To provide signage and information to customers upon entering a site so as to help alleviate customer confusion and anxiety. Signage should instruct buyers where to park or buy parts. It also conveys a sense of order and professionalism to the dealership.
- B. Auto Mall Identification** - Identify the auto mall area and entrances from the freeway and major traffic corridors.
- C. Uniformity** - Encourage creative and artistic flexibility while maintaining continuity and scale to the development as a whole. Establish standards governing the size and location of signage.
- D. Design Theme** – Monument signs and informational and directional signs should have a stone base that exemplifies the mountain meets urban theme.
- E. User Identification** - Provide reasonable number and size of signs required for proper conduct of business while maintaining control of design and placement.
- F. Monument Signs** - Utilize uniformly sized identification signs along streets. Materials shall be compatible with (or the same as) those used in the individual dealer's building.
- G. Building Signs** - Use building fascias as the primary surface upon which dealer identification and vehicle brand signage are located.
- H. Information and Directional Signs** - Allow use of compatible site signage to direct customers to individual departments or areas within developments.

#### **7.02 GENERAL**

- A. Compliance and Standards** - See Auto Mall District Ordinance, Section 15-32-15 for general standards and other special criteria pertaining to signage within the Auto Mall District. All signs shall comply with Sandy City Sign Ordinance except as indicated otherwise therein.
- B. Site Plan Approval** - Building elevation drawings shall be submitted with application for site plan approval. Locate and show size and design of all

## Chapter 7 - Planned Sign Program

signage on building elevations. Also, include location and design of monument and other site signage.

- C. **Sign Plans** - Final plans showing construction details, materials, colors, dimensions, finishes, method of installation, and location upon the site, buildings and/or walls must be submitted for approval by the Automall Architectural Review Committee prior to the installation of any signage.
- D. **Coordination** - Coordinate the design of all signage, utilizing the same materials, letter style, colors, base design, etc., throughout. A well coordinated sign program enhances the dealership's image, contributes to a professional look, establishes order, and helps the customer.

### 7.03 IDENTIFICATION SIGNS FOR THE AUTO MALL

- A. **Freeway Identification** - One freeway pylon to identify the auto mall area will be permitted. Sign may include a lighted reader board or other form of moving display on which advertising of community events and auto mall and dealer promotional activities may be shown. No permanent dealer logos, names, or vehicle type identifications will be incorporated in the pylon size.
- B. **Entrance Signs** - Located in landscaped medians at 10600 South and Auto Mall Drive and at State Street and Motor Park Avenue. Additional entrance signs may be provided to accommodate future phases. To the extent possible, the design shall be the same at each entrance. No dealerships' logos, names, or vehicle type identifications will be incorporated. Entry signs should reflect the "Mountain meet Urban" look of The Cairns by incorporating boulders and plants such as grasses and shrubs consistent with the species of the Cottonwood Canyons. Refer to the approved plant in this document.

### 7.04 GENERAL STANDARDS

Refer to Auto Mall District Ordinance, Section 15-32-15-(a).

### 7.05 STREET IDENTIFICATION/MONUMENT SIGNS

- A. **General** - Refer to Auto Mall District Ordinance, Section 15-32-15-(c) for criteria governing location, quantity, size, and construction.
- B. **Copy** - Shall emphasize the manufacturer's brand and logo. The dealer's name or other information shall be secondary to brand name and/or logo. Signs for businesses within the commercial areas shall primarily identify the name of the business and not be used to advertise the product.

## Chapter 7 - Planned Sign Program

- C. **Height** - Sign may be placed on a berm, but the berm should not raise the total height of sign above grade from adjoining sidewalk by more than 2 feet.
- D. **Illumination and Construction Type** - Signs may be either internally illuminated, back-lit cabinet type; individually illuminated letters mounted on a solid background type; or non-illuminated letters mounted on a solid background type with indirect illumination around the base. Signage to be identical on both sides. Finishes shall be architecturally compatible with building design.

### 7.05 BUILDING MOUNTED SIGNS

- A. **General** - Refer to Auto Mall District Ordinance, Section 15-32-15-(d) for criteria governing location, quantity, size, and construction. Also, see Illustrations #16, Typical Building Signs.
- B. **Copy and Placement** - Proportion size of letters and logos with building fascias and walls. Leave clear space between multiple signs on the same facade and between the edge of lettering and fascias. Where multiple dealer points are located within the same structure, provide adequate separation between signs. Do not use building walls, fascias, and show windows for promotional or permanent advertising.
- C. **Illumination and Construction Type** - To be internally illuminated individual pan-channel or channel-lume construction except as otherwise approved by the Automall Architectural Review Committee.

### 7.06 STREET DIRECTIONAL SIGNS

- A. **General** - Refer to Auto Mall District Ordinance, Section 15-32-15-(e) for criteria governing location, quantity, size, and construction.
- B. **Copy and Placement** - Messages should be short and easy to read. Place signs near drive approaches, behind sidewalks, and where visible from passing automobiles. Coordinate with landscaping and place low shrubs or flowers at the base. Illuminated, double-sided, street directional signs are most effective.

### 7.07 INTERNAL DIRECTIONAL/DESTINATIONAL SIGNS

- A. **General** - Refer to Auto Mall District Ordinance, Section 15-32-15-(f) for criteria governing location, quantity, size, and construction.
- B. **Copy and Placement** - Should be multi-line. Locate in planters or on walls near points of intersection within a site to direct customers to a particular area or

## Chapter 7 - Planned Sign Program

service. Place no higher than necessary to clear automobile hoods and where easily read by someone in a car.

### 7.08 INFORMATIONAL SIGNS

- A. **General** - Refer to Auto Mall District Ordinance, Section 15-32-15-(g) for criteria governing location, quantity, size, and construction. Also see Illustration #16, Typical Building Signs.
- B. **Copy and Placement** - To be on building elevations, fences, or other solid backing. Such signs should be of a uniform design and size throughout the dealership. Proportion so as not to compete with other building signage. Place where easily read by pedestrians. Use to identify customer parking spaces.

### 7.09 INTERIOR LOT LIGHT POLE BANNERS

- A. **General** – Individual dealerships may install banners on the light poles within their property boundaries. These banners should be used to promote their dealership and brand. They should not be used to advertise events or promotions. Individual owners are responsible for installation of banners on their own property.
- B. **Sizes** – Banners should be uniform size of 24" x 48".

APPENDIX A

OTHER ARCHITECTURAL CONSIDERATIONS  
FOR  
AUTOMOBILE DEALERSHIPS

Industry research has demonstrated that proper, well-coordinated design, landscaping and signage can reduce the negative aspects of the car-buying experience and create a comfortable environment and atmosphere of professionalism and trust. The goals and objectives outlined in the master plan attempt to address some of the design techniques that are helpful in establishing this professional attitude with respect to the exterior design. Although not part of the Automall Architectural Review Committee's jurisdiction, other design principles that should be considered by architects are as follows:

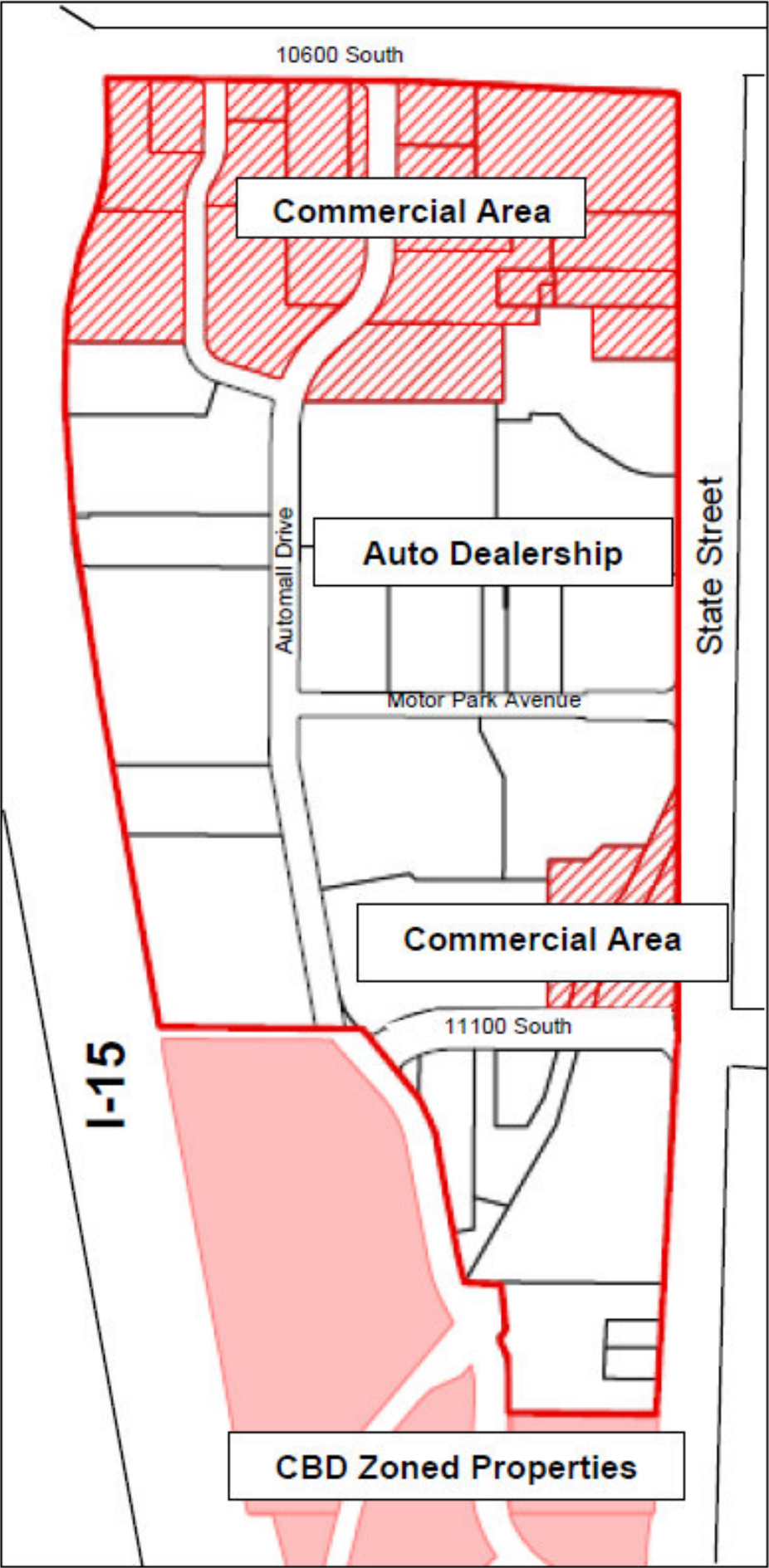
1. **Patio Displays** - They should highlight cars as an extension of the showroom without the customer feeling closed in. This serves as a psychological transition between outside and inside, encouraging customers to browse near the showroom entry. Such displays help customers to self-educate, and passively encourage the customer to come inside and learn more.
2. **Entries** - Create colorful, exciting, non-threatening showroom entrances that say "welcome." Entries should not be too monumental but easily identifiable. Adjacency to exterior covered patio displays is suggested.
3. **Entry Zone** - It is the struggle of emotion and logic that can make the car buyer feel vulnerable in the sales experience. Once inside a showroom, the buyer needs an opportunity to survey the showroom, learn or be reinforced about promotions or incentives, and browse through a brochure. A friendly greeting by a receptionist before encountering a salesperson establishes a comfortable emotional rapport.
4. **New Vehicle Display** - Displays should be designed to glamorize the vehicle through specialty lighting and graphic backdrops. It is as if the customer stepped into the television commercial that inspired his visit. The desirability of the car should not be diluted with large statements of whether or not it is affordable, but reinforce performance inspired life-style imagery. Information showing features, price, and financing should be adjacent to the car.
5. **Product Information** - Providing adequate product information displays showing full range of choices, quality, safety, and convenience features as well as performance, contributes substantially to the perceived value of the product and helps the customer feel more confident in making a decision. Enticing displays will encourage customers to self-educate and ultimately desire a test drive.

## Chapter 7 - Planned Sign Program

6. **Sales Consultation** - The overall goal of facility design is to deliver a highly motivated, product educated, less anxious buyer to the sales process. The environment communicates order, credibility, and professionalism which then become humanized by professional sales people.
7. **Sales Work Station** - The environment contributes to building trust by providing sales work stations that promote advocacy and a balance of privacy and openness.
8. **Service** - Keeping the buyer satisfied through the owning experience is the main goal of the service operation. It is important that the service environment appear as professional as the sales environment to maintain a positive continuity to the customer's experience and to promote customer retention. Show casing high-tech equipment and effectively merchandizing the services offered elevates the customer's confidence level, replacing suspicion in service transactions with trust. The service area should be designed to appear organized, clean, modernly equipped, and efficient. These attributes will have positive effects on service employees' professionalism as well.

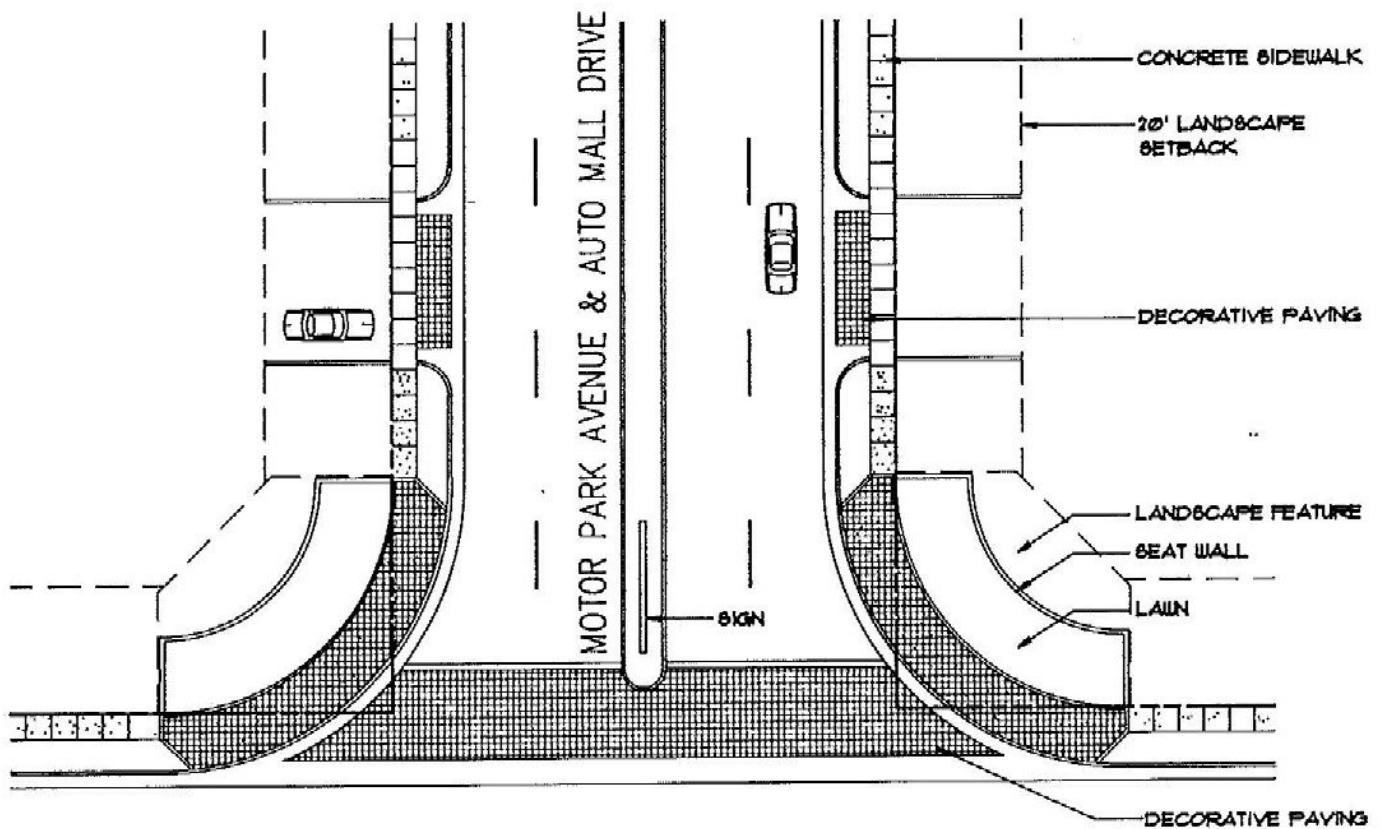
Revised : \_\_\_\_\_





# AREA PLAN

ILLUSTRATION # 1



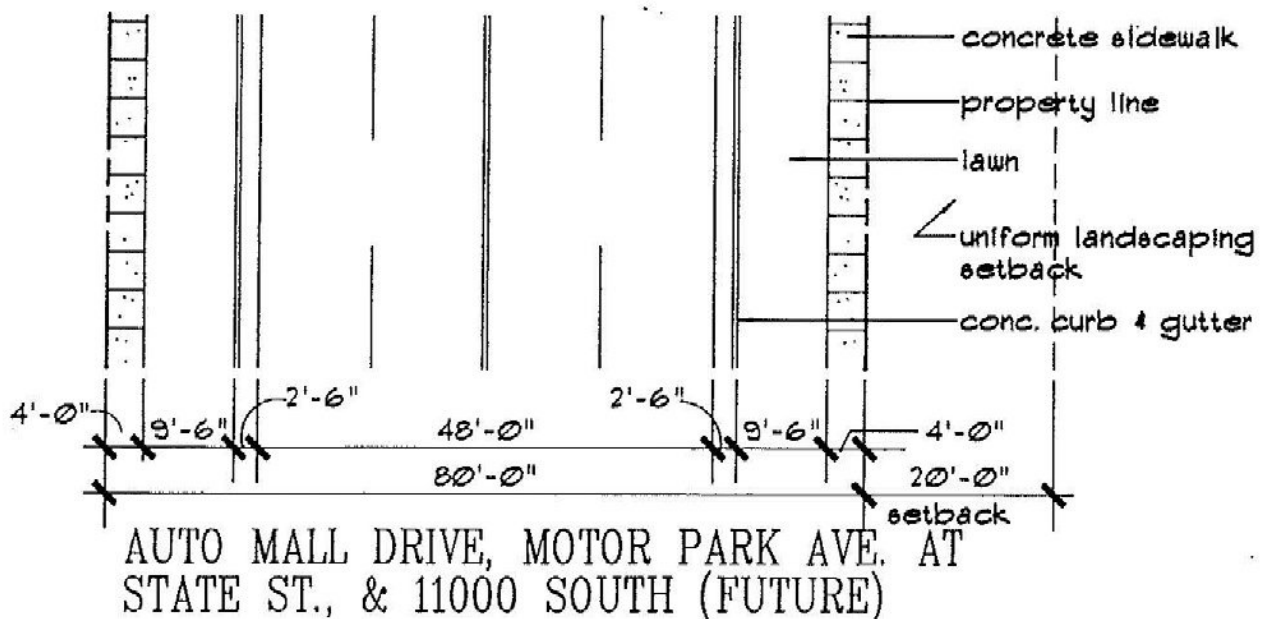
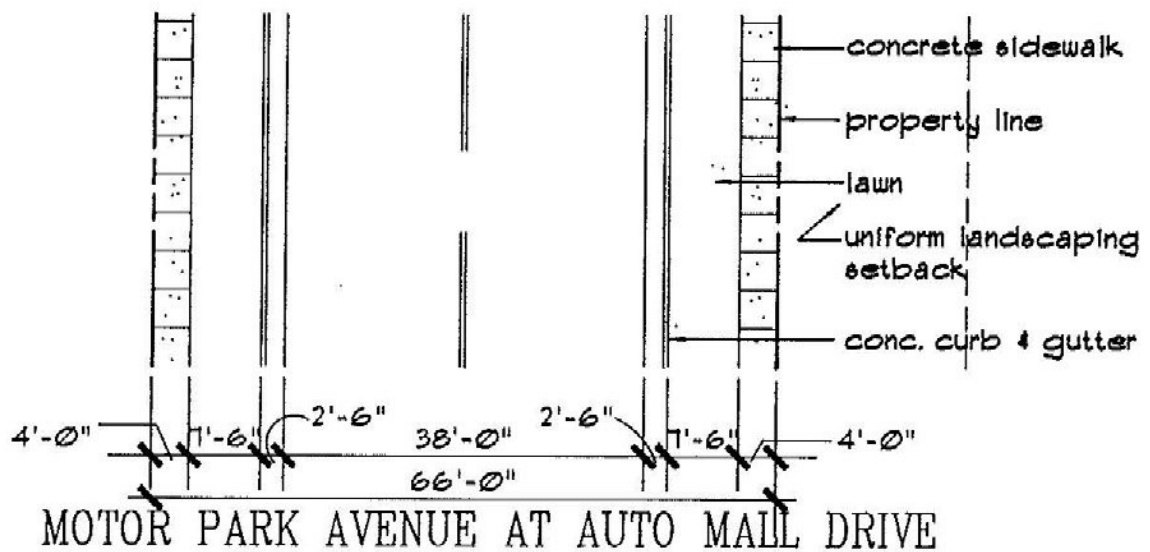
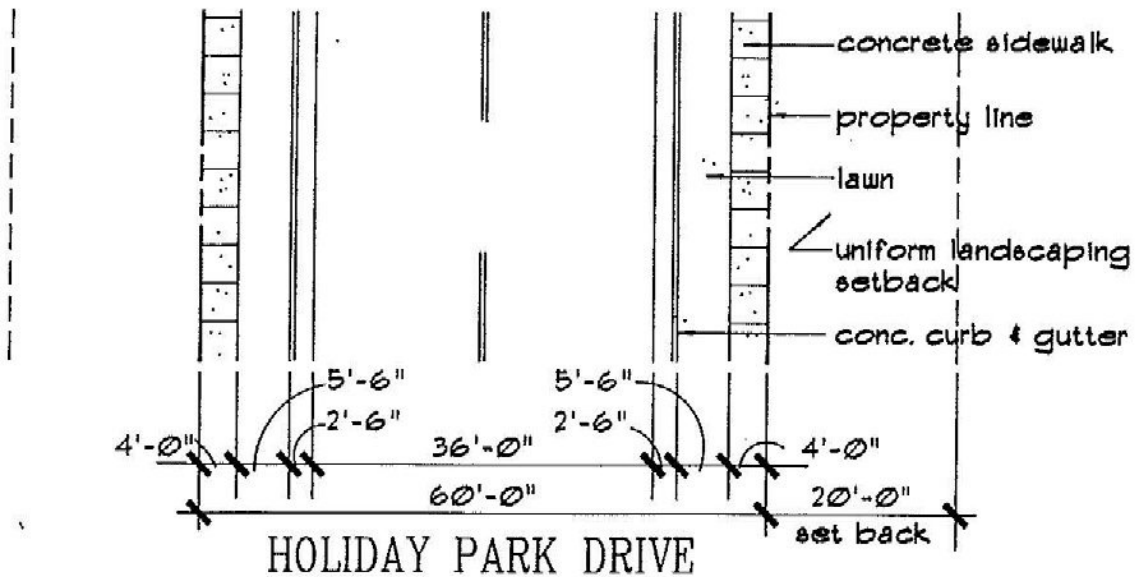
STATE STREET AND 10600 SOUTH

# TYPICAL AUTOMALL ENTRANCE

1/27/92

SCALE: 1" = 30'-0"

ILLUSTRATION # 2

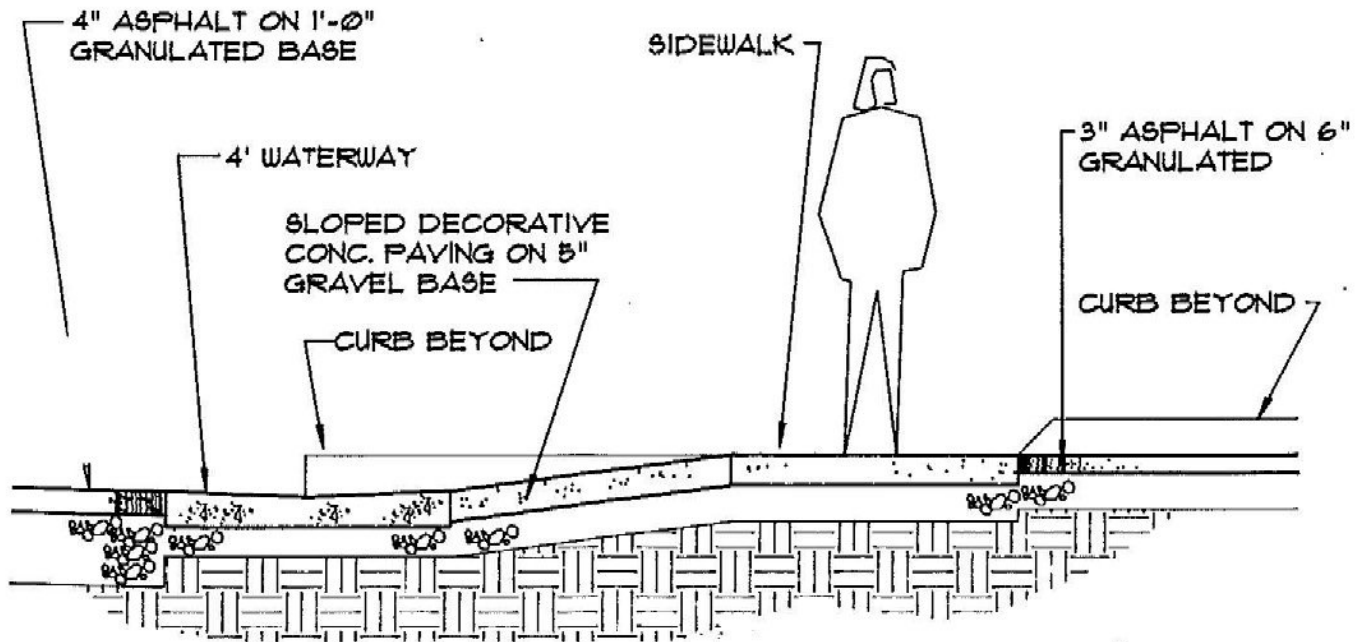


## RIGHTS-OF-WAY

12/30/91

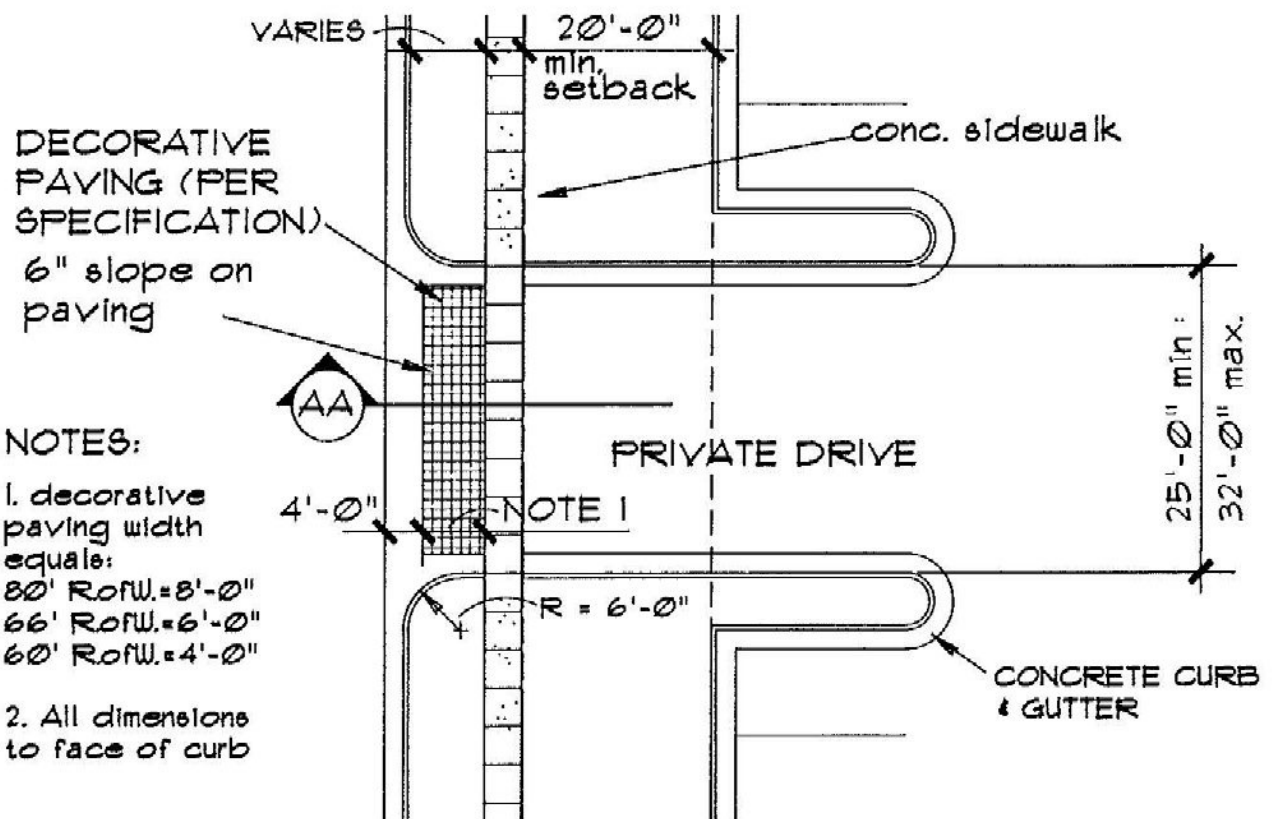
SCALE: 1" = 20'-0"

ILLUSTRATION # 3



## CROSS SECTION AA

SCALE: 3/8" = 1'-0"



## TYPICAL DRIVE APPROACHES

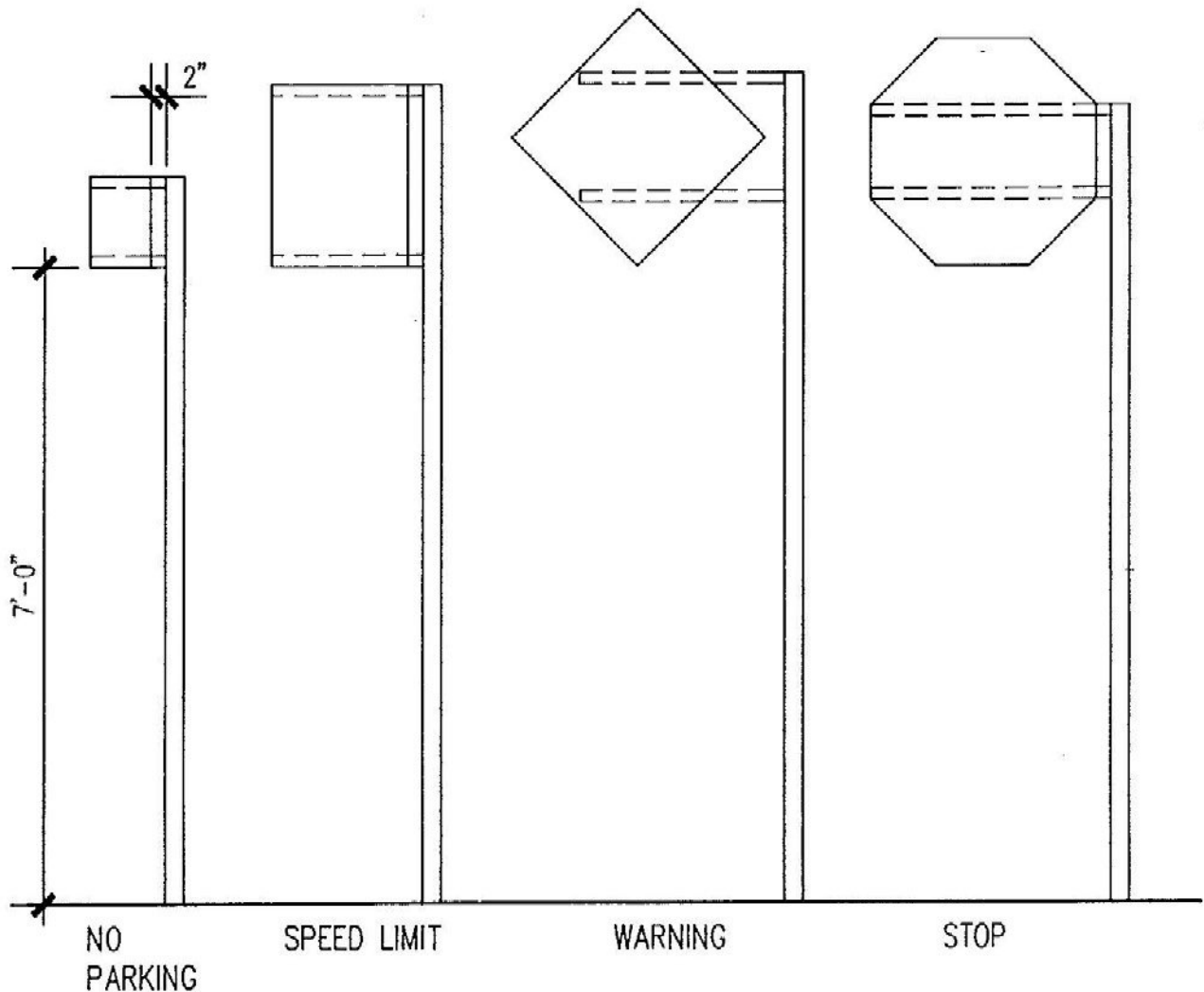
1/27/02

ILLUSTRATION # 4

SCALE: 1" = 30'-0"

## NOTES

1. POSTS TO BE 2-1/2" SQUARE STEEL TUBE.
2. HORIZONTAL SUPPORTS TO BE 1-1/2" SQUARE STEEL TUBE.
3. ALL STEEL TO BE PAINTED BRONZE TO MATCH STREET LIGHT POSTS.
4. BOTTOM OF SIGNS TO BE 7'-0".

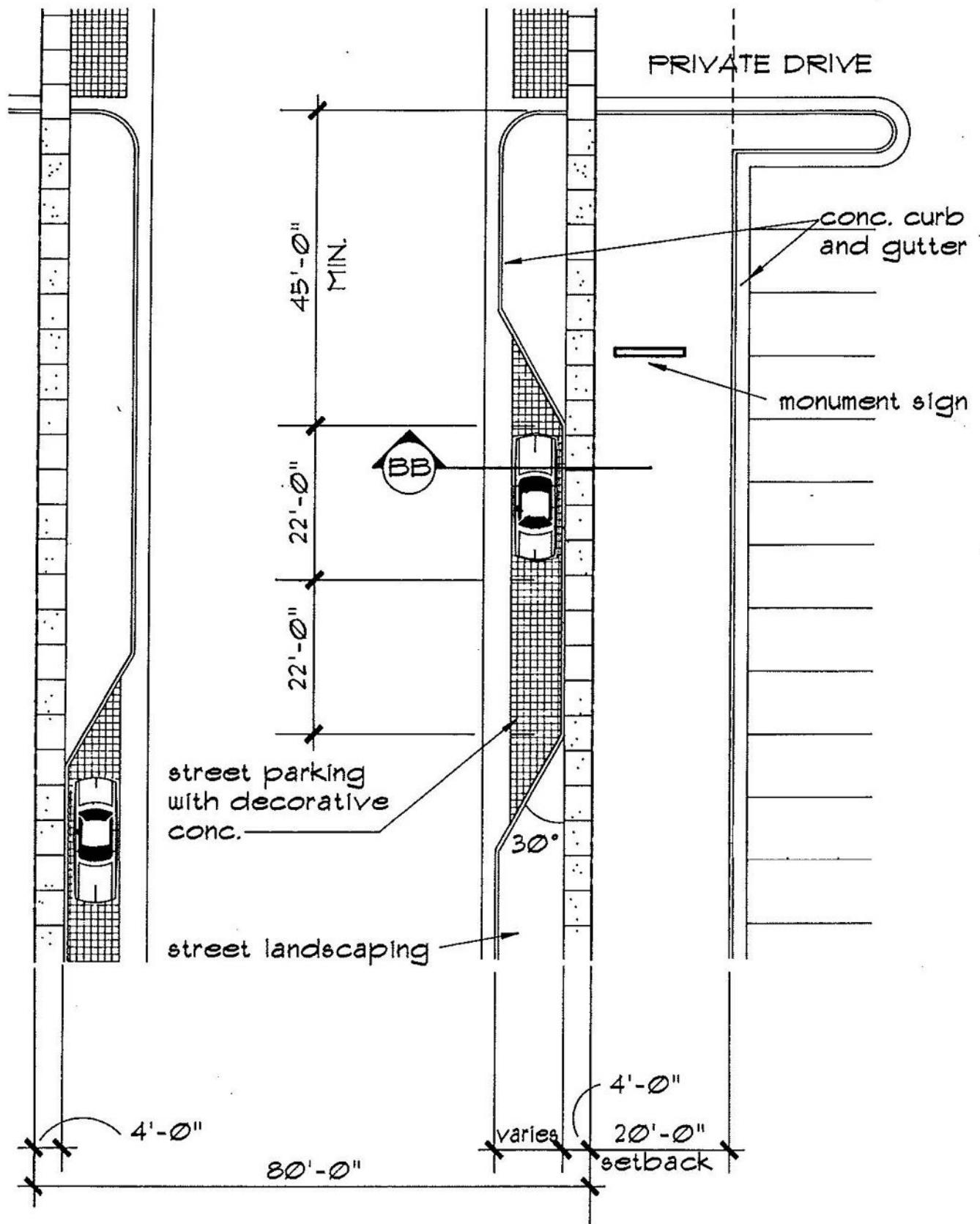


## STREET SIGNS

1/15/92

SCALE: 1/2" = 1'-0"

ILLUSTRATION # 5

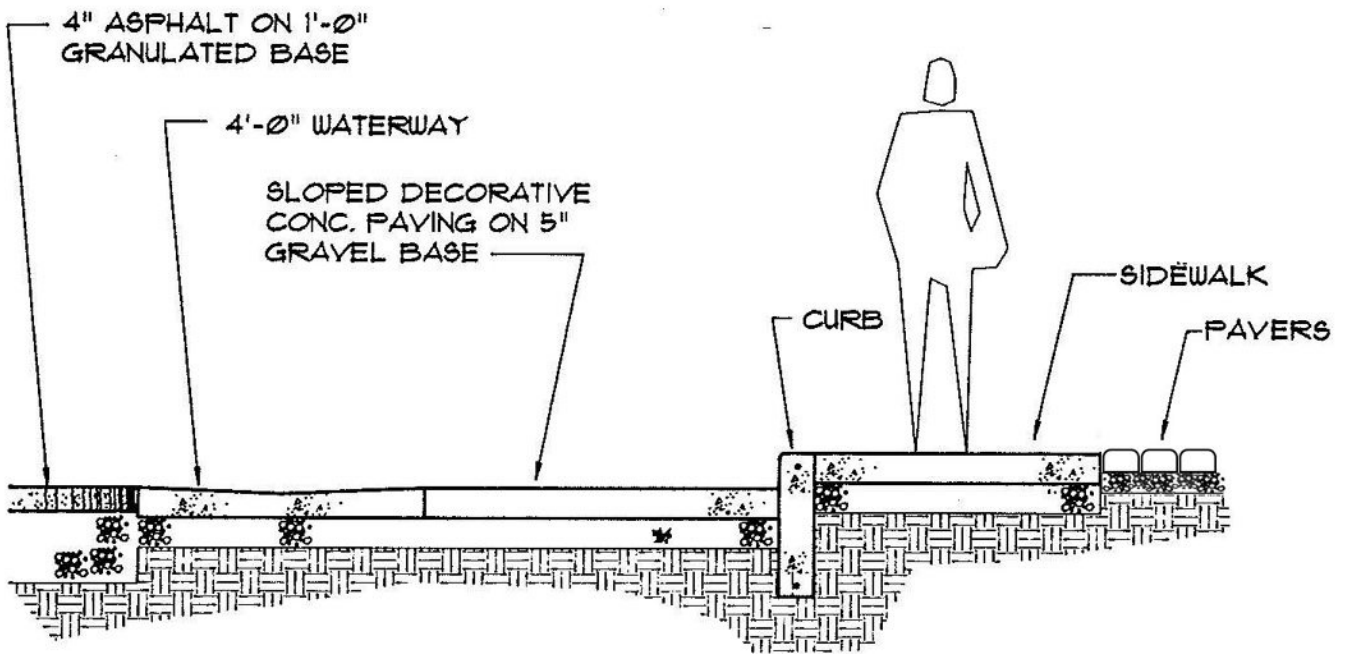


# STREET PARKING

1/9/92

SCALE: 1" = 20'-0"

ILLUSTRATION # 6



## CROSS SECTION BB

4/14/15

SCALE: 3/8" = 1'-0"

ILLUSTRATION # 6-1





# **DECORATIVE PAVING**

SITE PHOTO, NOT TO SCALE

ILLUSTRATION # 7





## LANDSCAPE LAYOUT

NOT TO SCALE



## STREET LANDSCAPING

2/26/15

NOT TO SCALE

ILLUSTRATION # 8





# TYPICAL LANDSCAPE FEATURE AREA

4/25/14

ILLUSTRATION # 9

SITE PHOTO, NOT TO SCALE



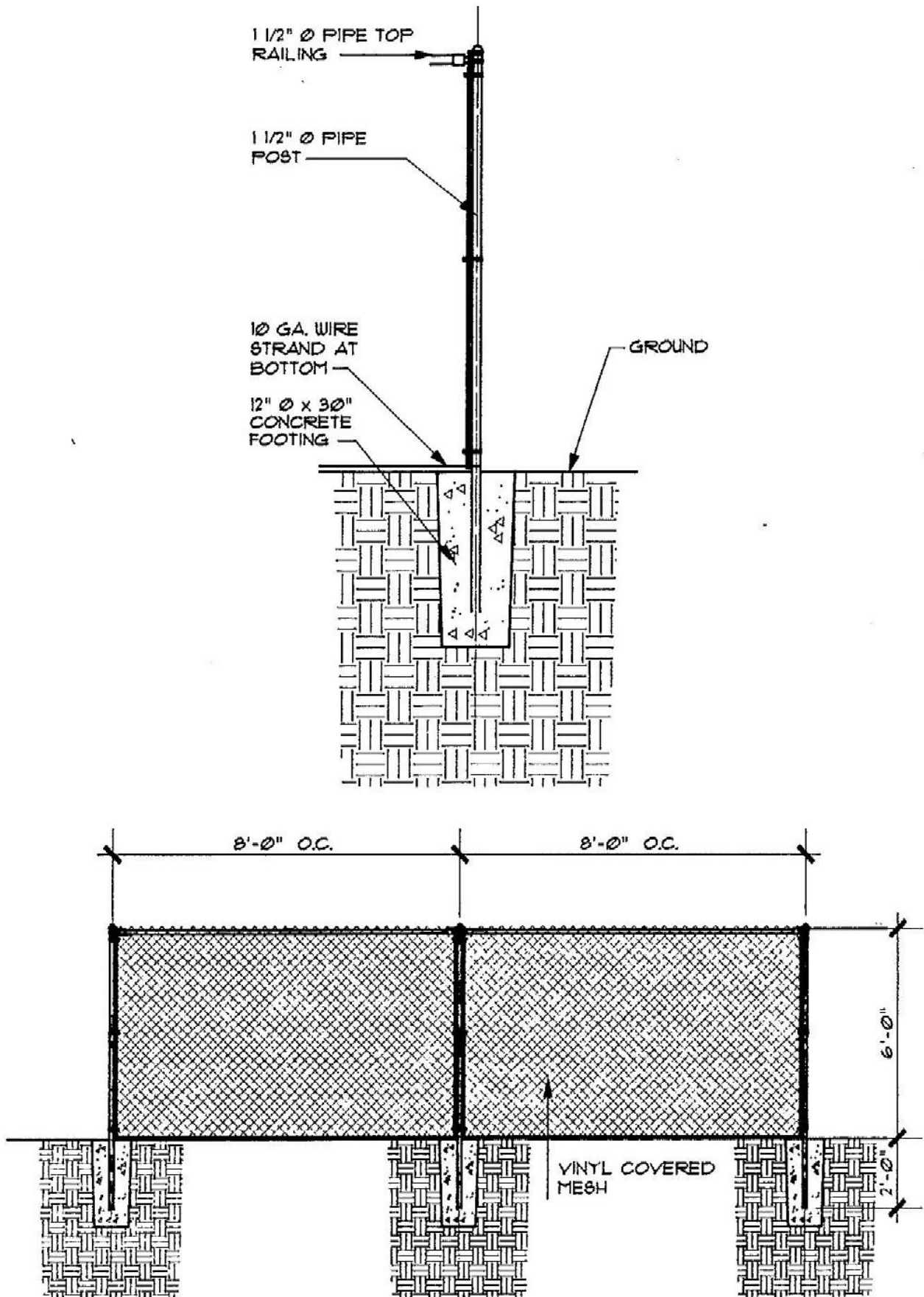


# FRONT LANDSCAPE AND DISPLAY SETBACK

2/26/15

ILLUSTRATION # 10

NOT TO SCALE



# FREEWAY FENCE

1/8/92

SCALE: 1/4" = 1'-0"

ILLUSTRATION # 11





**DISPLAY PEDESTAL MEDIAN**  
CROSS SECTION

NOT TO SCALE



**LANDSCAPED MEDIAN**  
CROSS SECTION

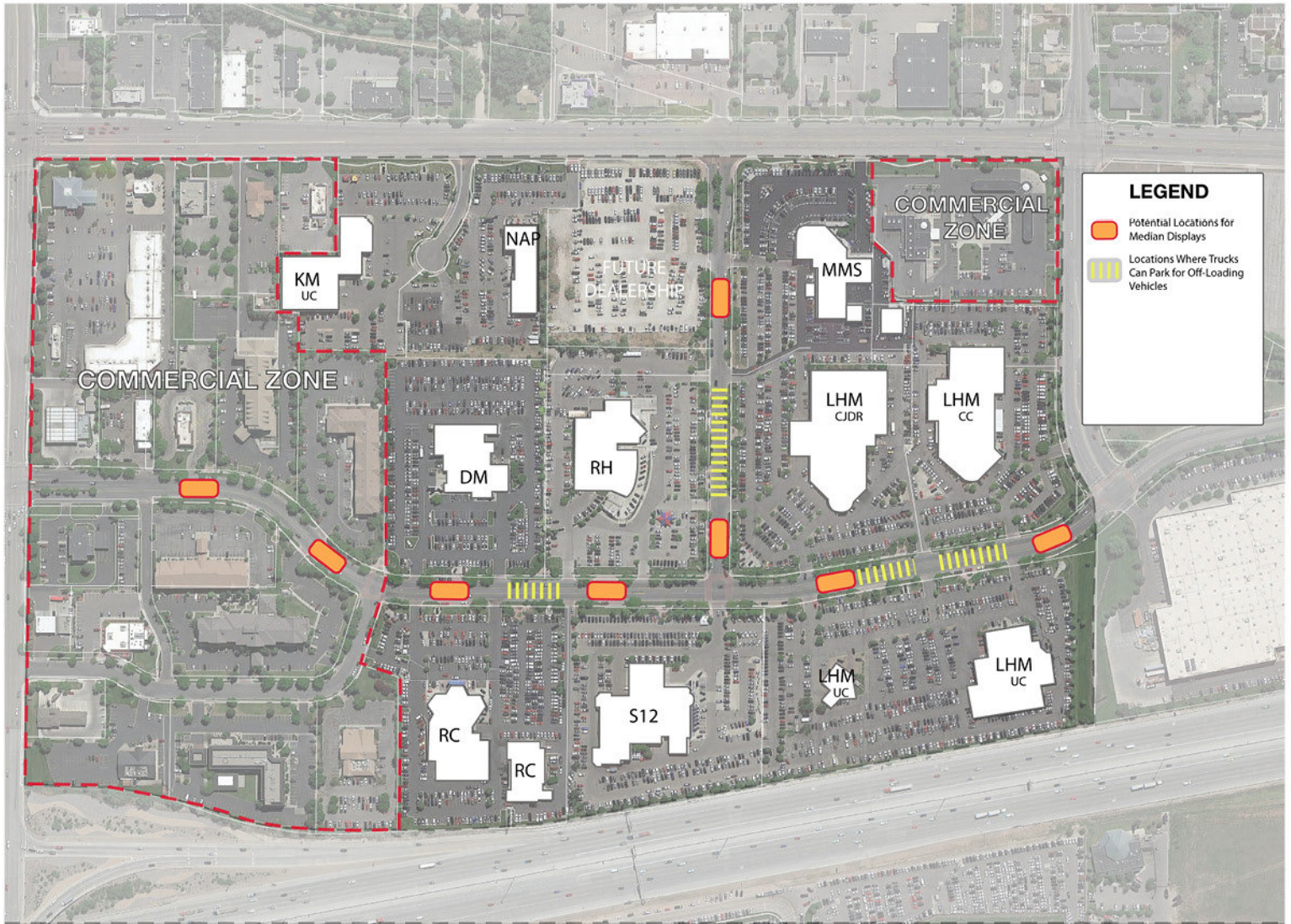
NOT TO SCALE



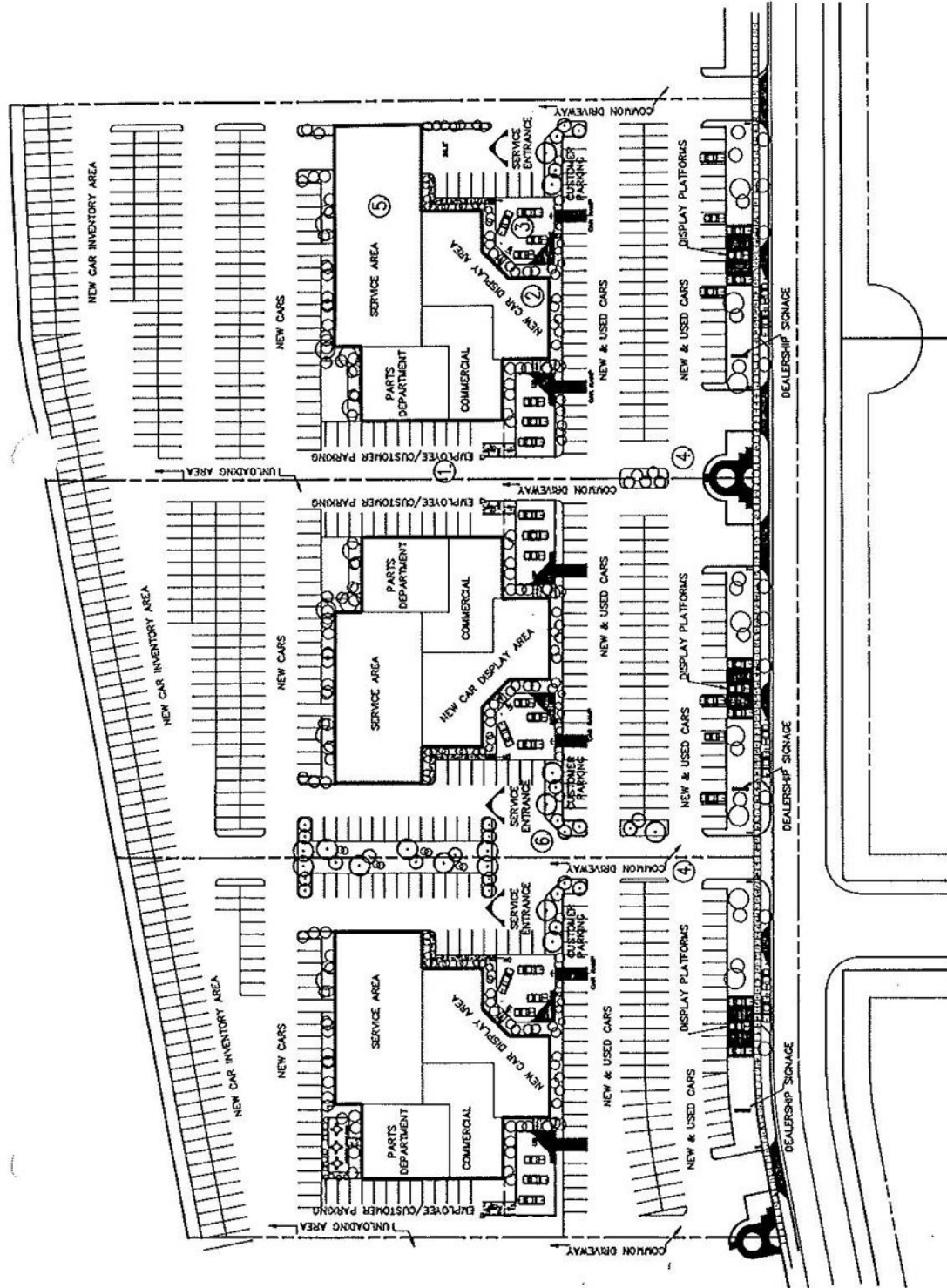
**TYPICAL MEDIAN DESIGN**

NOT TO SCALE





# MEDIAN DISPLAY PEDESTAL POTENTIAL LOCATIONS



# BUILDING PLACEMENT NOTES

- ① Locate building on side of lot closest to adjacent lot building location.
- ② Maintain building setback the same distance from street as other adjoining buildings.
- ③ Locate exterior display patios near showroom entrances.
- ④ Design sidewalks and circulation to allow access between sites.
- ⑤ Service buildings should be attached and on back side of building.
- ⑥ Provide wall or landscape buffer between front and rear. Extend full width of site.

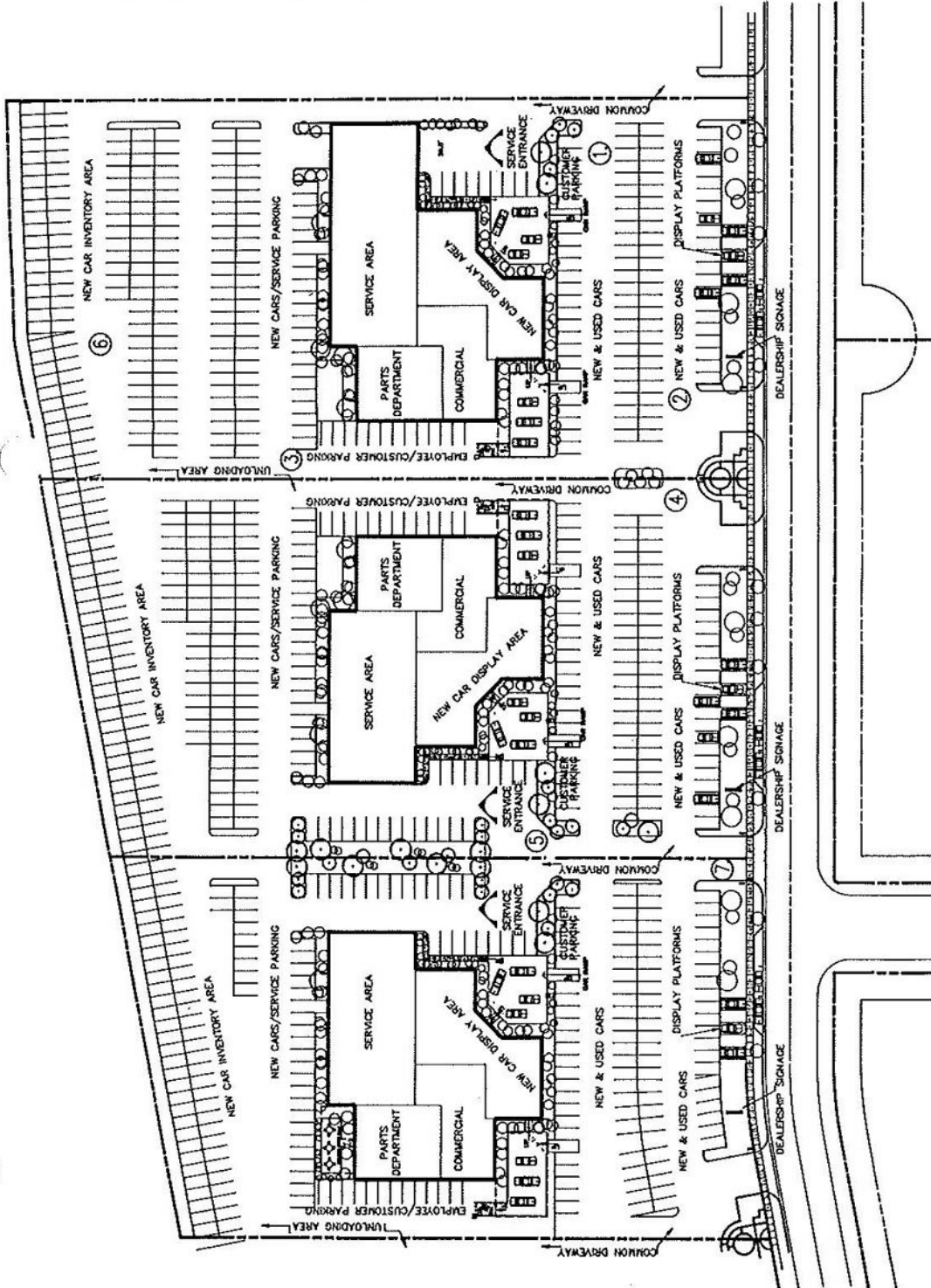
## BUILDING PLACEMENT

SCALE: 1" = 60'

1/16/92

ILLUSTRATION # 13





# SITE PARKING NOTES

- ① Locate customer parking in front as close to showroom entries as possible.
- ② Except for customer parking, the area between showroom and street to be reserved exclusively for new and used car display.
- ③ Employee parking in rear or at sides of building. Screen from view where possible.
- ④ Lay out display and access to accommodate circulation between sites.
- ⑤ Screen service and overnight parking from view.
- ⑥ Vehicle display facing freeway to be clean and orderly.
- ⑦ Use shared entries wherever possible.

## SITE PARKING

1/28/92 SCALE: 1" = 60'

ILLUSTRATION # 14



DECORATIVE  
PAVING

NOTES:

1. decorative paving width equals:  
80' RofW.=8'-0"  
66' RofW.=6'-0"  
60' RofW.=4'-0"
2. Min. distance from property line equals 35'-0"
3. All dimensions to face of curb

6" slope on paving



4'-0"

NOTE 1

PRIVATE DRIVE

PROPERTY LINE

SHARED DRIVE WAY

R=6'-0"  
from face  
of curb

20'-0"  
min.  
setback

conc. curb  
and gutter

conc. sidewalk

36'-0"

min. separation as  
required by ordinance

25'-0" min  
32'-0" max.

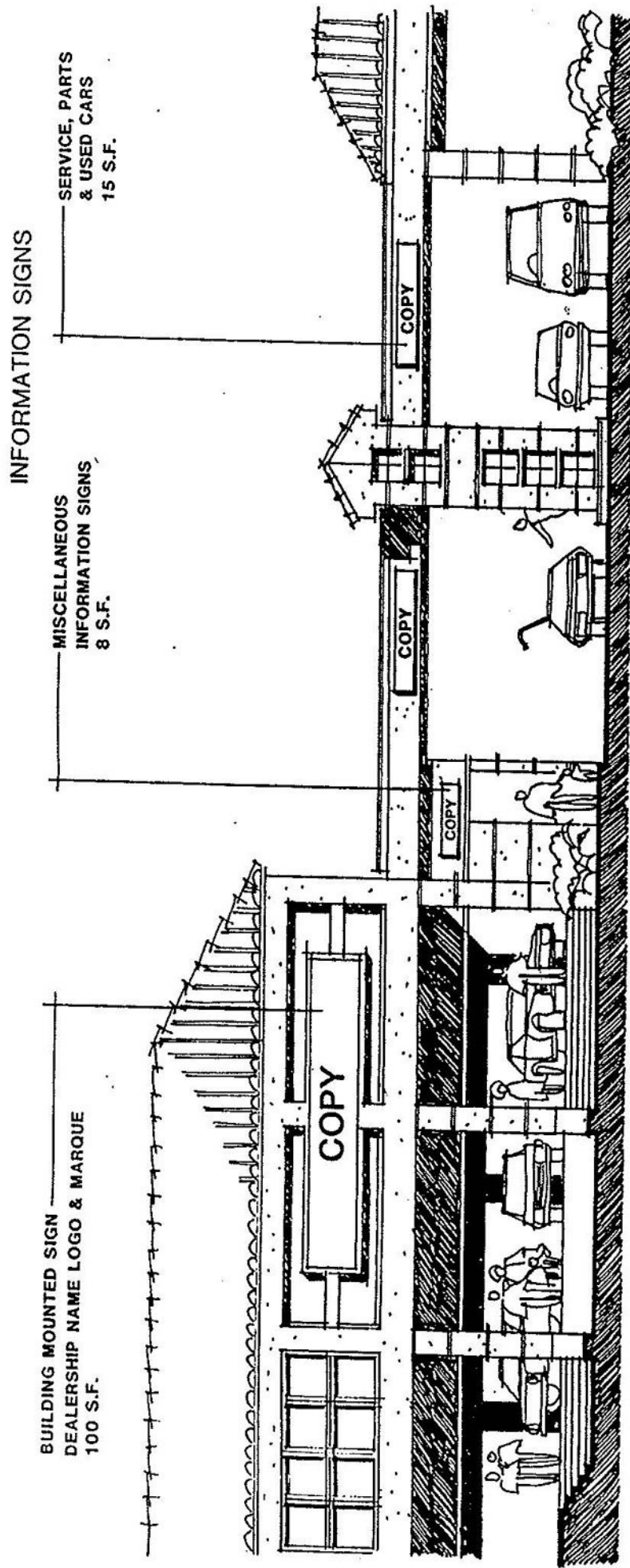
NOTE 2

# TYPICAL DRIVEWAY LOCATIONS

1/28/92

ILLUSTRATION # 15

SCALE: 1" = 20'-0"



1. Information signs to be significantly smaller than dealer logo signs.
2. Lettering, mountings, boxes, etc. of signs to be color coordinated with building.
3. Proportion of signs/letters in relation to fascias to be considered.

## TYPICAL BUILDING SIGNS

NOT TO SCALE

ILLUSTRATION # 16